

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	15	- 21.1%	61	46	- 24.6%
Closed Sales	11	12	+ 9.1%	48	42	- 12.5%
Median Sales Price*	\$692,000	\$681,000	- 1.6%	\$642,500	\$673,500	+ 4.8%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	44	19	- 56.8%	41	29	- 29.3%
Percent of Original List Price Received*	99.8%	105.5%	+ 5.7%	99.7%	100.7%	+ 1.0%
New Listings	19	20	+ 5.3%	64	57	- 10.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

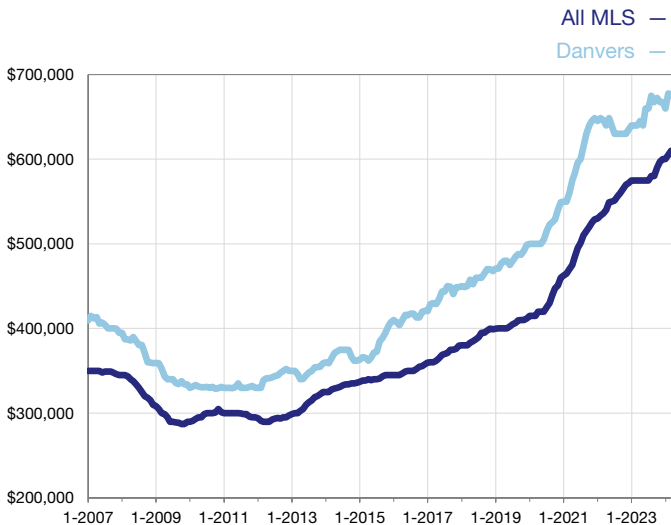
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	9	- 10.0%	20	37	+ 85.0%
Closed Sales	7	12	+ 71.4%	13	35	+ 169.2%
Median Sales Price*	\$507,000	\$562,000	+ 10.8%	\$500,000	\$485,000	- 3.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	13	26	+ 100.0%	21	30	+ 42.9%
Percent of Original List Price Received*	105.7%	102.3%	- 3.2%	103.3%	101.2%	- 2.0%
New Listings	6	11	+ 83.3%	27	41	+ 51.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

