

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	20	+ 25.0%	77	64	- 16.9%
Closed Sales	25	14	- 44.0%	73	56	- 23.3%
Median Sales Price*	\$727,500	\$696,250	- 4.3%	\$670,000	\$677,500	+ 1.1%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 21.9%	38	28	- 26.3%
Percent of Original List Price Received*	105.3%	101.4%	- 3.7%	101.6%	100.9%	- 0.7%
New Listings	18	22	+ 22.2%	82	78	- 4.9%

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

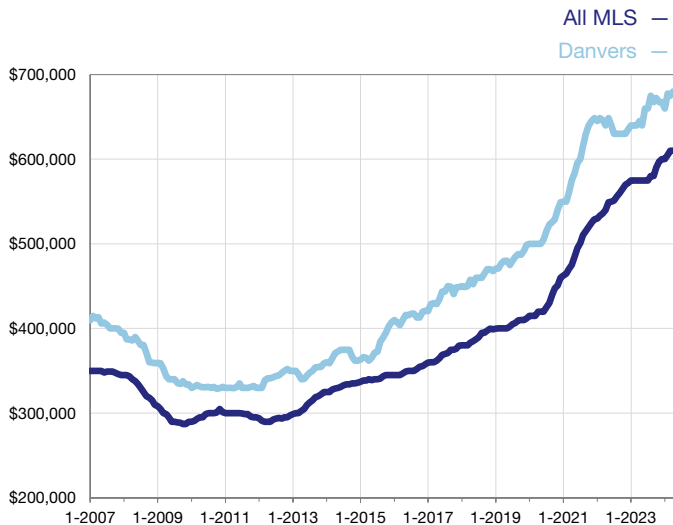
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	7	- 12.5%	28	42	+ 50.0%
Closed Sales	10	5	- 50.0%	23	40	+ 73.9%
Median Sales Price*	\$380,000	\$510,000	+ 34.2%	\$462,500	\$492,500	+ 6.5%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	29	15	- 48.3%	25	28	+ 12.0%
Percent of Original List Price Received*	99.7%	105.5%	+ 5.8%	101.7%	101.7%	0.0%
New Listings	7	10	+ 42.9%	34	50	+ 47.1%

* 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

