

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	20	+ 53.8%	90	83	- 7.8%
Closed Sales	12	17	+ 41.7%	85	73	- 14.1%
Median Sales Price*	\$704,950	<b>\$750,000</b>	+ 6.4%	\$675,000	<b>\$692,500</b>	+ 2.6%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	36	27	- 25.0%
Percent of Original List Price Received*	103.4%	<b>102.8%</b>	- 0.6%	101.8%	<b>101.4%</b>	- 0.4%
New Listings	13	17	+ 30.8%	95	94	- 1.1%

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

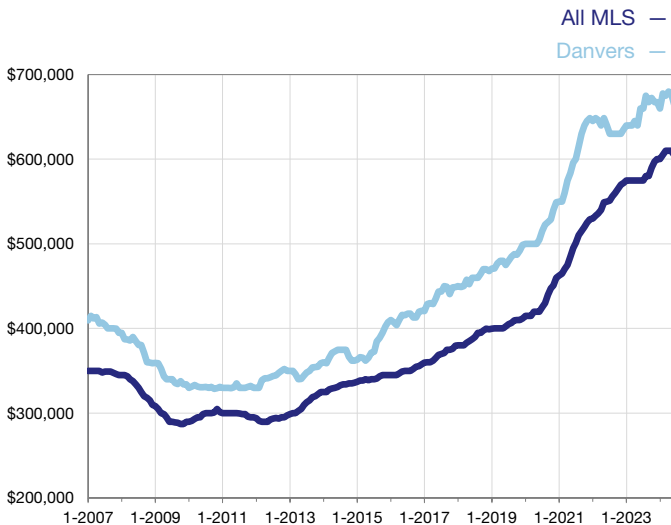
### Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	12	+ 9.1%	39	52	+ 33.3%
Closed Sales	8	8	0.0%	31	48	+ 54.8%
Median Sales Price*	\$509,500	<b>\$425,000</b>	- 16.6%	\$465,000	<b>\$480,000</b>	+ 3.2%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.0%	26	28	+ 7.7%
Percent of Original List Price Received*	102.6%	<b>99.5%</b>	- 3.0%	101.9%	<b>101.4%</b>	- 0.5%
New Listings	11	9	- 18.2%	45	59	+ 31.1%

\* 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

