

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 17 | 13 | - 23.5% | 107 | 94 | - 12.1% |
| Closed Sales | 15 | 22 | + 46.7% | 100 | 95 | - 5.0% |
| Median Sales Price* | \$675,000 | \$689,950 | + 2.2% | \$675,000 | \$692,500 | + 2.6% |
| Inventory of Homes for Sale | 15 | 10 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.8 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 18 | 23 | + 27.8% | 33 | 26 | - 21.2% |
| Percent of Original List Price Received* | 100.9% | 102.0% | + 1.1% | 101.7% | 101.5% | - 0.2% |
| New Listings | 18 | 9 | - 50.0% | 113 | 103 | - 8.8% |

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

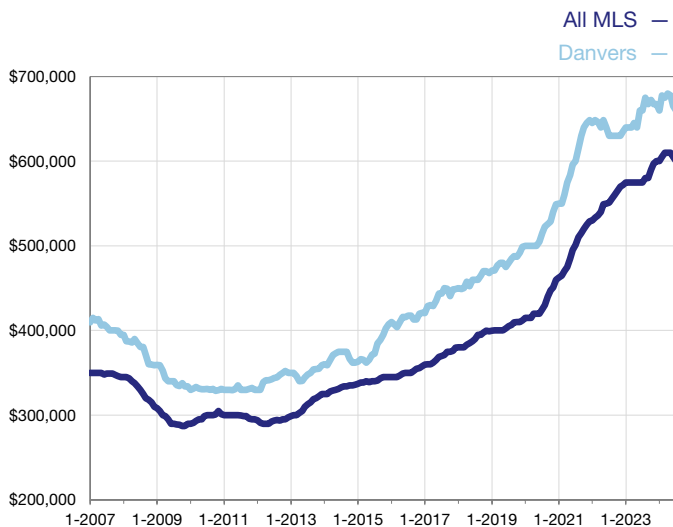
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 7 | 12 | + 71.4% | 46 | 62 | + 34.8% |
| Closed Sales | 10 | 9 | - 10.0% | 41 | 57 | + 39.0% |
| Median Sales Price* | \$483,500 | \$525,000 | + 8.6% | \$465,000 | \$495,000 | + 6.5% |
| Inventory of Homes for Sale | 7 | 9 | + 28.6% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.2 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 19 | - 26.9% | 26 | 26 | 0.0% |
| Percent of Original List Price Received* | 101.3% | 101.5% | + 0.2% | 101.8% | 101.4% | - 0.4% |
| New Listings | 6 | 11 | + 83.3% | 51 | 70 | + 37.3% |

* 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

