

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

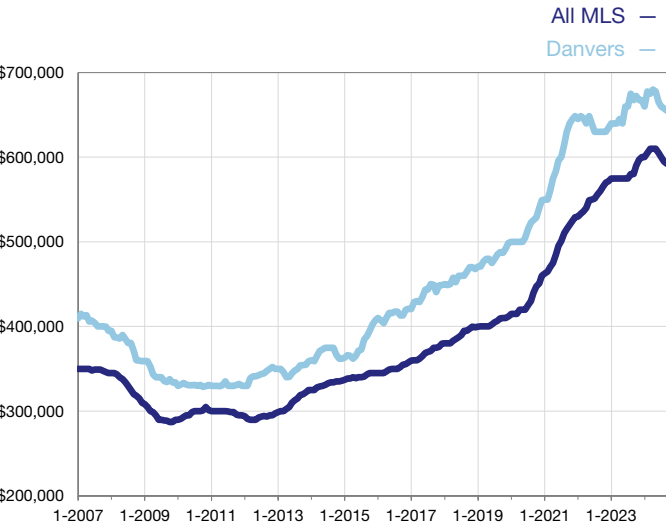
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	19	+ 137.5%	115	112	- 2.6%
Closed Sales	12	12	0.0%	112	107	- 4.5%
Median Sales Price*	\$677,000	\$755,000	+ 11.5%	\$675,000	\$700,000	+ 3.7%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	18	- 37.9%	32	25	- 21.9%
Percent of Original List Price Received*	103.0%	102.1%	- 0.9%	101.8%	101.6%	- 0.2%
New Listings	15	20	+ 33.3%	128	122	- 4.7%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	53	73	+ 37.7%
Closed Sales	7	11	+ 57.1%	48	68	+ 41.7%
Median Sales Price*	\$336,000	\$528,000	+ 57.1%	\$463,750	\$497,500	+ 7.3%
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	24	28	+ 16.7%	26	27	+ 3.8%
Percent of Original List Price Received*	105.5%	99.7%	- 5.5%	102.3%	101.1%	- 1.2%
New Listings	7	12	+ 71.4%	58	82	+ 41.4%

* 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

