

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	13	- 43.5%	138	122	- 11.6%
Closed Sales	14	14	0.0%	126	121	- 4.0%
Median Sales Price*	\$732,500	\$797,500	+ 8.9%	\$680,000	\$705,000	+ 3.7%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	35	+ 84.2%	31	26	- 16.1%
Percent of Original List Price Received*	105.0%	99.2%	- 5.5%	102.2%	101.3%	- 0.9%
New Listings	19	13	- 31.6%	147	136	- 7.5%

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

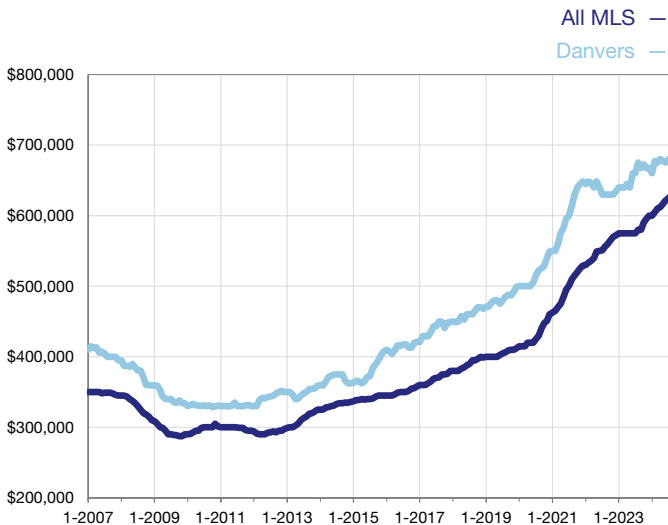
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	13	+ 62.5%	61	84	+ 37.7%
Closed Sales	3	13	+ 333.3%	51	81	+ 58.8%
Median Sales Price*	\$425,000	\$509,900	+ 20.0%	\$462,500	\$500,000	+ 8.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	8	30	+ 275.0%	25	27	+ 8.0%
Percent of Original List Price Received*	106.0%	98.5%	- 7.1%	102.6%	100.7%	- 1.9%
New Listings	8	9	+ 12.5%	66	91	+ 37.9%

* 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

