

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

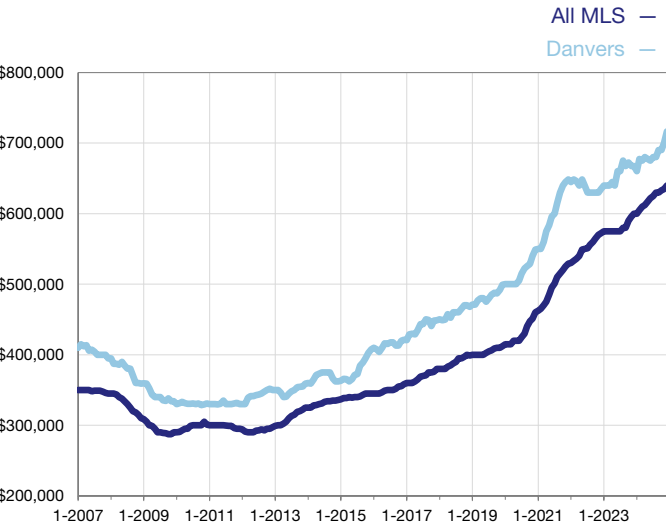
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	4	- 66.7%	161	137	- 14.9%
Closed Sales	12	11	- 8.3%	158	142	- 10.1%
Median Sales Price*	\$658,500	\$890,000	+ 35.2%	\$667,500	\$716,788	+ 7.4%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	28	37	+ 32.1%	29	26	- 10.3%
Percent of Original List Price Received*	99.5%	97.6%	- 1.9%	101.8%	100.8%	- 1.0%
New Listings	10	5	- 50.0%	164	146	- 11.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	3	- 57.1%	73	89	+ 21.9%
Closed Sales	9	6	- 33.3%	69	91	+ 31.9%
Median Sales Price*	\$500,000	\$532,500	+ 6.5%	\$465,000	\$502,500	+ 8.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 14.8%	26	28	+ 7.7%
Percent of Original List Price Received*	99.5%	99.1%	- 0.4%	101.7%	100.5%	- 1.2%
New Listings	2	1	- 50.0%	80	95	+ 18.8%

* 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

