

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

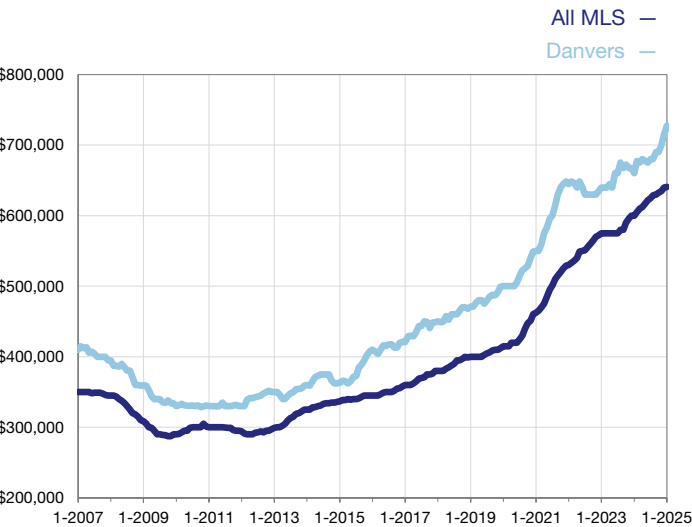
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*	\$600,000	\$800,000	+ 33.3%	\$600,000	\$800,000	+ 33.3%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	17	27	+ 58.8%	17	27	+ 58.8%
Percent of Original List Price Received*	97.1%	100.6%	+ 3.6%	97.1%	100.6%	+ 3.6%
New Listings	7	7	0.0%	7	7	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	6	6	0.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$485,000	\$442,500	- 8.8%	\$485,000	\$442,500	- 8.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.5%	37	32	- 13.5%
Percent of Original List Price Received*	97.1%	100.4%	+ 3.4%	97.1%	100.4%	+ 3.4%
New Listings	7	6	- 14.3%	7	6	- 14.3%

* 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

