

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Danvers

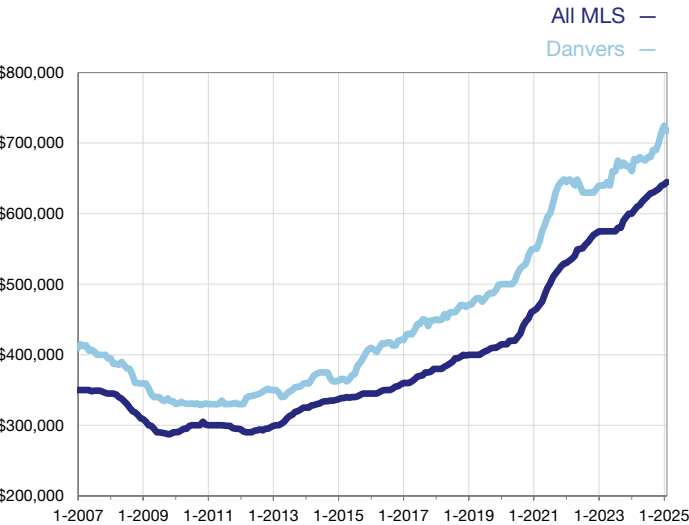
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	9	12	+ 33.3%
Closed Sales	7	6	- 14.3%	16	12	- 25.0%
Median Sales Price*	\$775,000	\$608,500	- 21.5%	\$677,500	\$651,000	- 3.9%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 15.6%	24	31	+ 29.2%
Percent of Original List Price Received*	101.9%	100.1%	- 1.8%	99.2%	99.1%	- 0.1%
New Listings	5	5	0.0%	12	12	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	12	10	- 16.7%
Closed Sales	8	1	- 87.5%	11	5	- 54.5%
Median Sales Price*	\$511,250	\$469,900	- 8.1%	\$500,000	\$469,900	- 6.0%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	0.9	0.1	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	44	33	- 25.0%	42	32	- 23.8%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	99.5%	100.3%	+ 0.8%
New Listings	6	2	- 66.7%	13	8	- 38.5%

\* 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

