

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	11	0.0%	20	23	+ 15.0%
Closed Sales	7	6	- 14.3%	23	18	- 21.7%
Median Sales Price*	\$654,818	\$700,000	+ 6.9%	\$675,000	\$680,000	+ 0.7%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	24	29	+ 20.8%
Percent of Original List Price Received*	99.6%	103.8%	+ 4.2%	99.3%	100.7%	+ 1.4%
New Listings	6	15	+ 150.0%	18	26	+ 44.4%

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

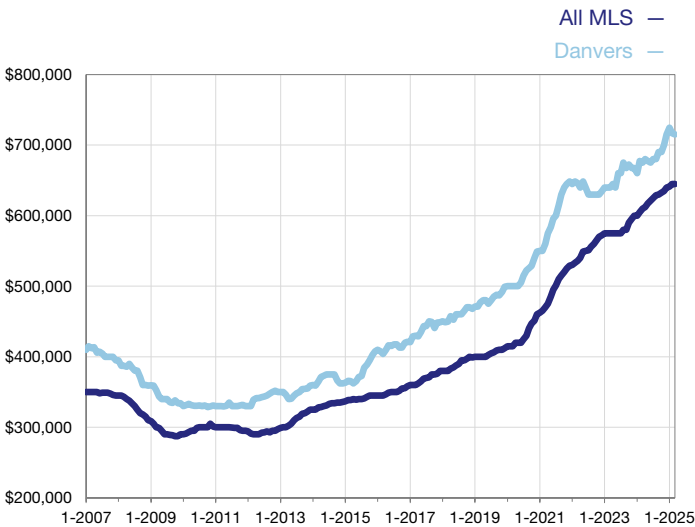
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	7	+ 16.7%	18	17	- 5.6%
Closed Sales	6	6	0.0%	17	11	- 35.3%
Median Sales Price*	\$397,500	\$544,500	+ 37.0%	\$500,000	\$507,000	+ 1.4%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	27	16	- 40.7%	37	23	- 37.8%
Percent of Original List Price Received*	101.8%	101.5%	- 0.3%	100.3%	100.9%	+ 0.6%
New Listings	7	8	+ 14.3%	20	16	- 20.0%

* 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

