

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	18	23	+ 27.8%	81	94	+ 16.0%
Closed Sales	17	20	+ 17.6%	73	82	+ 12.3%
Median Sales Price*	\$750,000	\$775,000	+ 3.3%	\$692,500	\$722,500	+ 4.3%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	27	22	- 18.5%
Percent of Original List Price Received*	102.8%	101.6%	- 1.2%	101.4%	103.6%	+ 2.2%
New Listings	17	20	+ 17.6%	94	108	+ 14.9%

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

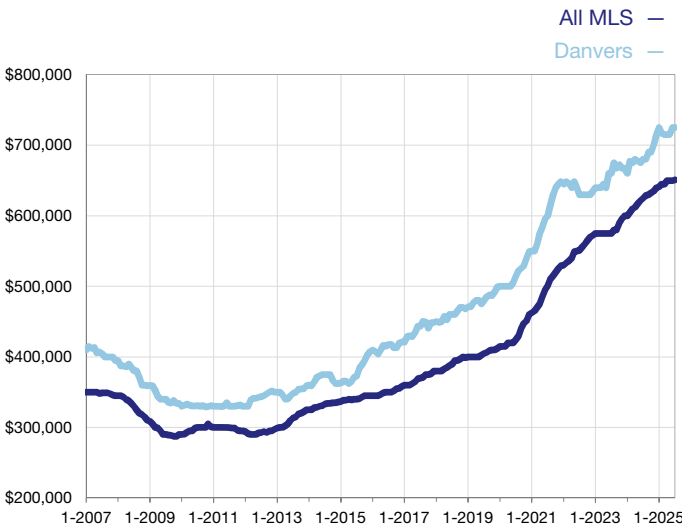
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	12	+ 20.0%	50	49	- 2.0%
Closed Sales	8	7	- 12.5%	48	38	- 20.8%
Median Sales Price*	\$425,000	\$535,000	+ 25.9%	\$480,000	\$537,000	+ 11.9%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	28	23	- 17.9%
Percent of Original List Price Received*	99.5%	103.3%	+ 3.8%	101.4%	102.1%	+ 0.7%
New Listings	9	13	+ 44.4%	59	58	- 1.7%

* 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

