

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	10	+ 150.0%	136	152	+ 11.8%
Closed Sales	13	10	- 23.1%	144	143	- 0.7%
Median Sales Price*	\$718,575	\$699,500	- 2.7%	\$715,000	\$720,000	+ 0.7%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	38	21	- 44.7%	27	27	0.0%
Percent of Original List Price Received*	97.2%	100.0%	+ 2.9%	100.7%	101.9%	+ 1.2%
New Listings	5	7	+ 40.0%	146	170	+ 16.4%

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

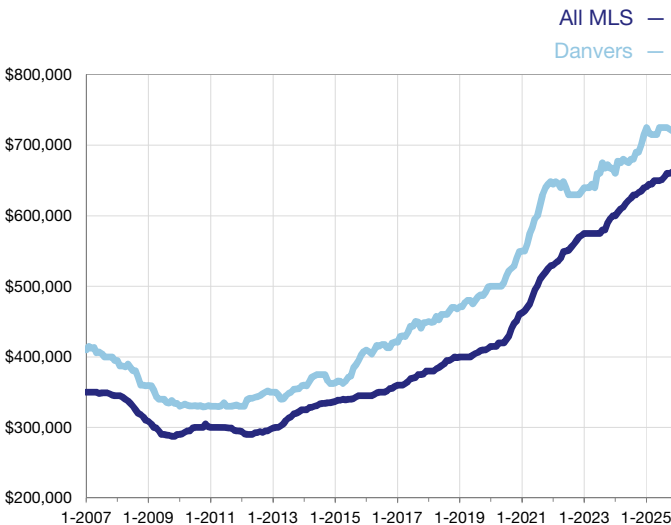
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	87	84	- 3.4%
Closed Sales	6	7	+ 16.7%	91	81	- 11.0%
Median Sales Price*	\$532,500	\$525,000	- 1.4%	\$502,500	\$535,000	+ 6.5%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	31	32	+ 3.2%	28	26	- 7.1%
Percent of Original List Price Received*	99.1%	99.7%	+ 0.6%	100.5%	101.0%	+ 0.5%
New Listings	1	2	+ 100.0%	95	94	- 1.1%

* 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

