

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	8	+ 60.0%	12	17	+ 41.7%
Closed Sales	6	4	- 33.3%	12	16	+ 33.3%
Median Sales Price*	\$608,500	\$652,500	+ 7.2%	\$651,000	\$679,950	+ 4.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	37	18	- 51.4%	31	24	- 22.6%
Percent of Original List Price Received*	100.1%	97.1%	- 3.0%	99.1%	98.1%	- 1.0%
New Listings	5	6	+ 20.0%	11	14	+ 27.3%

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

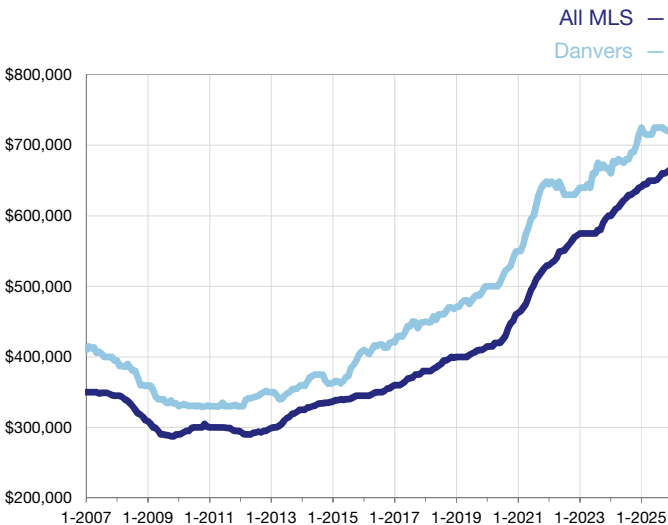
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	5	+ 25.0%	10	7	- 30.0%
Closed Sales	1	3	+ 200.0%	5	6	+ 20.0%
Median Sales Price*	\$469,900	\$340,000	- 27.6%	\$469,900	\$465,000	- 1.0%
Inventory of Homes for Sale	1	8	+ 700.0%	--	--	--
Months Supply of Inventory	0.1	1.2	+ 1,100.0%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	32	69	+ 115.6%
Percent of Original List Price Received*	100.0%	100.7%	+ 0.7%	100.3%	97.0%	- 3.3%
New Listings	2	3	+ 50.0%	8	9	+ 12.5%

* 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

