

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	9	- 52.6%	40	32	- 20.0%
Closed Sales	10	9	- 10.0%	28	33	+ 17.9%
Median Sales Price*	\$682,500	\$680,000	- 0.4%	\$682,500	\$720,000	+ 5.5%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	30	29	- 3.3%
Percent of Original List Price Received*	101.3%	103.2%	+ 1.9%	100.9%	100.5%	- 0.4%
New Listings	22	11	- 50.0%	47	33	- 29.8%

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

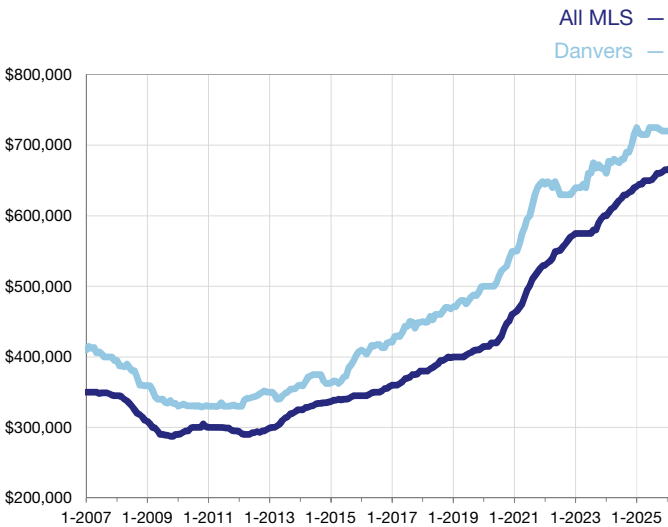
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	12	+ 100.0%	19	25	+ 31.6%
Closed Sales	4	4	0.0%	15	16	+ 6.7%
Median Sales Price*	\$538,000	\$500,000	- 7.1%	\$507,000	\$460,000	- 9.3%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	15	124	+ 726.7%	21	79	+ 276.2%
Percent of Original List Price Received*	104.7%	95.5%	- 8.8%	101.9%	96.7%	- 5.1%
New Listings	9	15	+ 66.7%	25	27	+ 8.0%

* 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

