

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Danvers

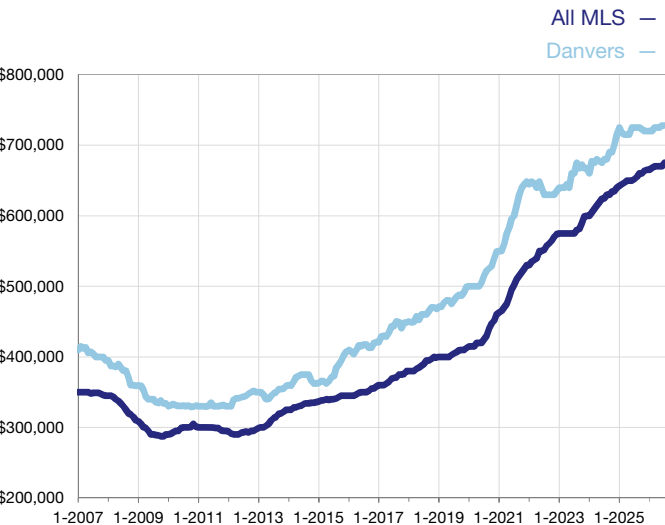
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	14	- 17.6%	105	94	- 10.5%
Closed Sales	12	10	- 16.7%	94	79	- 16.0%
Median Sales Price*	\$735,000	\$767,500	+ 4.4%	\$722,500	\$747,000	+ 3.4%
Inventory of Homes for Sale	15	26	+ 73.3%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	35	20	- 42.9%	24	23	- 4.2%
Percent of Original List Price Received*	98.5%	98.5%	0.0%	103.0%	101.0%	- 1.9%
New Listings	10	26	+ 160.0%	118	116	- 1.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	55	51	- 7.3%
Closed Sales	11	5	- 54.5%	49	46	- 6.1%
Median Sales Price*	\$520,000	\$465,000	- 10.6%	\$535,000	\$520,000	- 2.8%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	22	36	+ 63.6%	23	48	+ 108.7%
Percent of Original List Price Received*	101.8%	99.9%	- 1.9%	102.0%	99.0%	- 2.9%
New Listings	13	8	- 38.5%	70	60	- 14.3%

* 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

