Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Danvers

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	17	**14**	- 17.6%	132	**119**	- 9.8%
Closed Sales	10	**12**	+ 20.0%	115	**111**	- 3.5%
Median Sales Price*	$699,000	**$747,500**	+ 6.9%	$725,000	**$750,000**	+ 3.4%
Inventory of Homes for Sale	17	**30**	+ 76.5%	--	--	--
Months Supply of Inventory	1.4	**2.6**	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	23	**32**	+ 39.1%	25	**24**	- 4.0%
Percent of Original List Price Received*	101.8%	**100.3%**	- 1.5%	102.4%	**100.7%**	- 1.7%
New Listings	19	**19**	0.0%	152	**154**	+ 1.3%

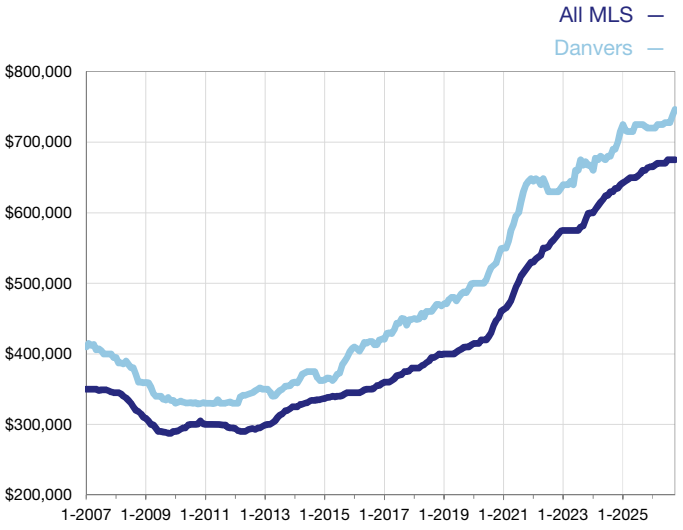
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

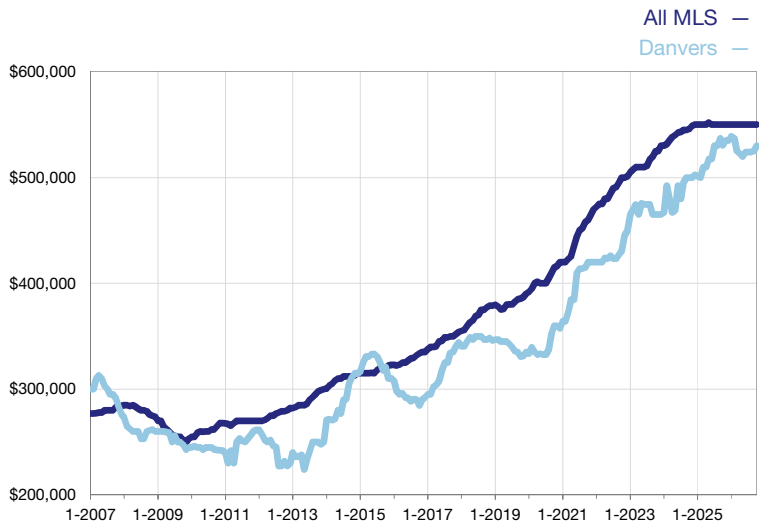
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**4**	- 33.3%	73	**60**	- 17.8%
Closed Sales	10	**4**	- 60.0%	69	**59**	- 14.5%
Median Sales Price*	$352,500	**$484,500**	+ 37.4%	$535,000	**$530,000**	- 0.9%
Inventory of Homes for Sale	15	**10**	- 33.3%	--	--	--
Months Supply of Inventory	2.3	**1.7**	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	17	**25**	+ 47.1%	24	**43**	+ 79.2%
Percent of Original List Price Received*	100.7%	**99.5%**	- 1.2%	101.3%	**99.4%**	- 1.9%
New Listings	10	**7**	- 30.0%	88	**72**	- 18.2%

* 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



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