



## CONDO Market Snapshot Comparison April 2024, 2023, 2022

Year	Town	Active	New	U/A	Expired	Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
2024	Beverly	6	3	10	0	10	12	\$563,714	\$525,000	\$536,570	105%	\$5,637,137
2023	Beverly	1	1	7	0	6	14	\$410,167	\$400,000	\$384,633	107%	\$2,461,000
2022	Beverly	7	6	13	0	9	15	\$492,453	\$570,000	\$453,400	109%	\$4,432,075
2024	Danvers	2	2	9	0	6	18	\$402,500	\$345,000	\$396,150	102%	\$2,415,000
2023	Danvers	6	5	11	1	1	10	\$462,500	\$462,500	\$439,999	105%	\$462,500
2022	Danvers	3	1	10	0	4	15	\$495,000	\$502,000	\$480,950	103%	\$1,980,000
2024	Gloucester	5	3	6	0	7	47	\$587,143	\$430,000	\$610,957	99%	\$4,110,000
2023	Gloucester	9	4	12	0	5	25	\$587,800	\$276,000	\$586,580	101%	\$2,939,000
2022	Gloucester	5	1	13	1	11	49	\$798,927	\$750,000	\$759,900	106%	\$8,788,200
2024	Ipswich	4	1	2	1	2	15	\$665,000	\$665,000	\$624,000	107%	\$1,330,000
2023	Ipswich	6	3	5	1	1	211	\$2,210,000	\$2,210,000	\$2,052,000	108%	\$2,210,000
2022	Ipswich	11	8	8	0	5	23	\$668,610	\$638,500	\$646,060	104%	\$3,343,048
2024	Lynn	20	7	11	0	16	33	\$362,500	\$345,000	\$360,462	100%	\$5,800,000
2023	Lynn	13	5	11	0	9	50	\$335,889	\$335,000	\$333,733	102%	\$3,023,000
2022	Lynn	9	5	18	4	23	57	\$414,335	\$465,000	\$405,512	103%	\$9,529,700
2024	Marblehead	4	1	5	0	5	20	\$650,000	\$485,000	\$653,000	100%	\$3,250,000
2023	Marblehead	4	1	6	0	3	19	\$682,167	\$575,500	\$659,667	105%	\$2,046,500
2022	Marblehead	5	1	6	0	3	17	\$454,667	\$390,000	\$452,333	101%	\$1,364,000
2024	Peabody	4	2	9	0	2	18	\$483,750	\$483,750	\$492,400	98%	\$967,500
2023	Peabody	6	4	4	0	11	30	\$413,355	\$465,000	\$415,591	99%	\$4,546,900
2022	Peabody	5	4	13	1	10	19	\$383,450	\$357,500	\$352,350	110%	\$3,834,500
2024	Revere	5	2	9	0	7	32	\$495,857	\$482,000	\$487,257	102%	\$3,471,000
2023	Revere	7	3	4	0	3	16	\$521,000	\$480,000	\$524,967	99%	\$1,563,000
2022	Revere	5	4	29	0	11	39	\$406,273	\$375,000	\$394,595	104%	\$4,469,000
2024	Rockport	3	2	2	0	2	28	\$512,500	\$512,500	\$513,750	100%	\$1,025,000
2023	Rockport	3	1	1	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Rockport	2	0	6	0	2	194	\$607,000	\$607,000	\$587,000	102%	\$1,214,000

MLSPIN Total Sold Market Statistics 4/1/24-4/30/24, 4/1/23-4/30/23, 4/1/22-4/30/22.

Data includes all condominium sales in the towns listed. Data maintained by MLSPIN may not reflect all real estate activity in the market.



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Year	Town	Active	New	U/A	Expired	Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
2024	Salem	8	6	21	1	21	34	\$512,143	\$490,000	\$503,924	102%	\$10,755,000
2023	Salem	9	8	32	2	10	23	\$454,300	\$477,500	\$448,080	102%	\$4,543,000
2022	Salem	19	13	40	0	32	30	\$465,950	\$439,950	\$445,022	105%	\$14,910,400
2024	Saugus	0	0	4	1	3	37	\$485,000	\$445,000	\$489,967	99%	\$1,455,000
2023	Saugus	1	1	2	0	3	9	\$442,667	\$450,000	\$420,967	105%	\$1,328,000
2022	Saugus	5	2	5	0	3	6	\$339,667	\$314,000	\$321,300	106%	\$1,019,000
2024	Swampscott	6	2	3	2	3	9	\$711,667	\$751,000	\$671,333	107%	\$2,135,000
2023	Swampscott	5	4	6	0	1	22	\$329,000	\$329,000	\$329,000	100%	\$329,000
2022	Swampscott	4	2	5	0	6	34	\$480,000	\$484,500	\$446,467	107%	\$2,880,000
2024	Wakefield	6	3	9	0	3	16	\$489,833	\$559,000	\$474,633	103%	\$1,469,500
2023	Wakefield	6	6	7	0	4	20	\$407,975	\$408,000	\$388,450	105%	\$1,631,900
2022	Wakefield	7	5	9	0	7	22	\$548,214	\$545,000	\$544,227	99%	\$3,837,500
<b>April Totals</b>		<b>Active</b>	<b>New</b>	<b>U/A</b>	<b>Expired</b>	<b>Sold</b>	<b>Average DOM</b>	<b>Average Sale Price</b>	<b>Median Price</b>	<b>Average List Price</b>	<b>Sale Price/ List Price Ratio</b>	<b>Total Sales Volume</b>
<b>2024 Totals</b>		73	34	100	5	87	28	\$503,680	\$465,137	\$496,701	102%	\$43,820,137
<b>2023 Totals</b>		76	46	108	4	57	30	\$475,154	\$420,000	\$464,705	102%	\$27,083,800
<b>2022 Totals</b>		87	52	175	6	126	36	\$488,900	\$455,000	\$468,321	105%	\$61,601,423

MLSPIN Total Sold Market Statistics 4/1/24-4/30/24, 4/1/23-4/30/23, 4/1/22-4/30/22.

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