



CONDO Market Snapshot Comparison August 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	3	0	8	0	14	32	\$634,357	\$576,000	\$621,546	103%	\$8,881,000
2023	Beverly	2	0	10	1	10	19	\$553,400	\$442,500	\$540,310	104%	\$5,534,000
2022	Beverly	4	3	10	0	16	23	\$472,719	\$430,000	\$480,838	99%	\$7,563,500
2024	Danvers	6	4	8	1	8	19	\$496,125	\$550,000	\$486,725	102%	\$3,969,000
2023	Danvers	5	4	6	0	10	26	\$517,800	\$483,500	\$506,830	104%	\$5,178,000
2022	Danvers	2	1	14	0	6	20	\$473,250	\$360,000	\$460,300	105%	\$2,839,500
2024	Gloucester	16	4	5	1	5	39	\$817,000	\$645,000	\$829,900	98%	\$4,085,000
2023	Gloucester	11	6	7	0	4	55	\$1,057,625	\$759,500	\$1,103,000	101%	\$4,230,500
2022	Gloucester	5	2	10	0	6	22	\$829,667	\$482,000	\$825,333	101%	\$4,978,000
2024	Ipswich	5	1	6	0	4	13	\$646,000	\$640,000	\$638,675	101%	\$2,584,000
2023	Ipswich	4	1	3	1	7	37	\$780,557	\$875,000	\$746,971	104%	\$5,463,900
2022	Ipswich	11	3	1	2	6	55	\$788,833	\$480,000	\$710,633	108%	\$4,732,999
2024	Lynn	23	8	10	0	13	25	\$404,076	\$363,234	\$408,515	99%	\$5,252,984
2023	Lynn	13	5	7	4	12	39	\$365,750	\$347,000	\$355,817	102%	\$4,389,000
2022	Lynn	10	4	13	3	14	24	\$329,636	\$335,000	\$316,821	104%	\$4,614,900
2024	Marblehead	4	1	4	0	4	27	\$624,250	\$606,000	\$606,500	105%	\$2,497,000
2023	Marblehead	5	3	2	0	4	11	\$814,250	\$788,500	\$761,500	107%	\$3,257,000
2022	Marblehead	2	0	4	1	6	76	\$547,833	\$616,500	\$549,333	100%	\$3,287,000
2024	Peabody	3	1	7	0	13	38	\$495,931	\$510,000	\$487,046	103%	\$6,447,100
2023	Peabody	4	3	8	1	8	14	\$490,500	\$470,500	\$467,937	105%	\$3,924,000
2022	Peabody	3	3	11	0	13	24	\$421,808	\$442,500	\$414,338	101%	\$5,483,500
2024	Revere	34	10	12	4	8	19	\$561,500	\$547,500	\$560,425	100%	\$4,492,000
2023	Revere	11	1	2	1	4	29	\$742,500	\$765,000	\$730,158	102%	\$2,970,000
2022	Revere	6	4	8	3	14	35	\$498,129	\$444,950	\$498,857	100%	\$6,973,800
2024	Rockport	9	3	2	1	1	78	\$615,000	\$615,000	\$689,000	89%	\$615,000
2023	Rockport	6	2	4	0	2	47	\$861,500	\$861,500	\$883,500	97%	\$1,723,000
2022	Rockport	0	0	0	1	1	19	\$395,000	\$395,000	\$395,000	100%	\$395,000
2024	Salem	30	18	20	0	19	29	\$468,363	\$450,000	\$464,711	101%	\$8,898,900
2023	Salem	12	5	20	1	31	22	\$498,948	\$520,000	\$481,071	104%	\$15,467,400
2022	Salem	17	6	23	2	26	25	\$494,612	\$462,500	\$488,262	102%	\$12,859,900
2024	Saugus	2	1	5	0	5	17	\$507,000	\$585,000	\$485,940	104%	\$2,535,000
2023	Saugus	2	2	4	0	2	10	\$412,500	\$412,500	\$369,950	111%	\$825,000
2022	Saugus	0	0	5	0	8	16	\$426,500	\$382,500	\$405,325	105%	\$3,412,000



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2024	Swampscott	8	1	3	0	4	36	\$462,000	\$470,000	\$464,725	100%	\$1,848,000
2023	Swampscott	2	1	7	0	2	27	\$774,500	\$774,500	\$734,450	107%	\$1,549,000
2022	Swampscott	8	3	11	2	4	24	\$566,625	\$532,500	\$546,475	101%	\$2,266,500
2024	Wakefield	5	2	4	0	7	23	\$726,557	\$699,900	\$722,086	101%	\$5,085,900
2023	Wakefield	3	2	5	0	10	19	\$495,420	\$482,250	\$475,230	104%	\$4,954,200
2022	Wakefield	3	2	11	1	8	33	\$557,125	\$562,500	\$542,212	102%	\$4,457,000
August Totals		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 Totals		148	54	94	7	105	28	\$544,675	\$535,000	\$540,124	101%	\$57,190,884
2023 Totals		80	40	89	10	116	27	\$552,137	\$512,500	\$540,716	103%	\$64,047,900
2022 Totals		71	31	121	15	128	29	\$498,934	\$442,250	\$489,851	102%	\$63,863,599

MLSPIN Total Sold Market Statistics 8/1/24-8/31/24, 8/1/23-8/31/23, 8/1/22-8/31/22.

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