



Condominium Market Snapshot Comparison December 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	5	5	6	0	5	40	\$456,400	\$535,000	\$446,780	102%	\$2,282,000
2023	Beverly	1	0	3	0	7	29	\$587,771	\$549,900	\$606,686	99%	\$4,114,400
2022	Beverly	2	0	3	2	3	29	\$390,667	\$375,000	\$384,933	101%	\$1,172,000
2024	Danvers	4	1	0	2	6	31	\$510,833	\$532,500	\$504,667	101%	\$3,065,000
2023	Danvers	3	1	6	0	9	27	\$489,822	\$500,000	\$487,289	101%	\$4,408,400
2022	Danvers	4	2	2	2	6	27	\$403,908	\$454,500	\$407,267	99%	\$2,423,450
2024	Gloucester	6	1	1	2	11	62	\$744,747	\$585,000	\$756,055	99%	\$8,192,219
2023	Gloucester	10	2	6	0	6	48	\$672,396	\$583,500	\$656,230	108%	\$4,034,378
2022	Gloucester	5	1	3	1	2	24	\$208,995	\$208,995	\$208,995	100%	\$417,900
2024	Ipswich	2	0	1	0	4	25	\$488,750	\$473,500	\$475,950	103%	\$1,955,000
2023	Ipswich	4	0	3	4	6	71	\$664,817	\$737,450	\$664,100	101%	\$3,988,900
2022	Ipswich	7	0	2	2	6	43	\$527,213	\$500,000	\$536,317	98%	\$3,163,280
2024	Lynn	19	6	12	1	15	41	\$365,777	\$380,000	\$372,663	98%	\$5,486,652
2023	Lynn	11	3	11	11	6	21	\$289,167	\$255,000	\$290,617	99%	\$1,735,000
2022	Lynn	9	4	7	2	9	17	\$328,333	\$325,000	\$333,733	98%	\$2,955,000
2024	Marblehead	1	1	0	2	3	26	\$968,333	\$790,000	\$974,667	100%	\$2,905,000
2023	Marblehead	1	0	0	1	2	52	\$574,500	\$574,500	\$579,450	99%	\$1,149,000
2022	Marblehead	1	0	1	2	3	38	\$497,667	\$435,000	\$516,633	98%	\$1,493,000
2024	Peabody	2	0	7	0	9	27	\$405,111	\$380,000	\$400,200	101%	\$3,646,000
2023	Peabody	4	1	4	0	6	21	\$500,167	\$470,500	\$491,433	102%	\$3,001,000
2022	Peabody	4	2	6	1	9	31	\$488,494	\$500,000	\$483,278	101%	\$4,396,450
2024	Revere	17	6	3	26	8	36	\$486,949	\$464,950	\$476,335	102%	\$3,895,589
2023	Revere	6	3	4	1	5	30	\$400,800	\$340,000	\$397,580	100%	\$2,004,000
2022	Revere	4	3	5	1	9	38	\$450,000	\$410,000	\$449,511	101%	\$4,050,000
2024	Rockport	5	0	1	1	2	33	\$364,500	\$364,500	\$379,500	96%	\$729,000
2023	Rockport	4	0	2	0	3	28	\$444,667	\$465,000	\$441,333	101%	\$1,334,000
2022	Rockport	9	2	1	1	1	34	\$780,000	\$780,000	\$795,000	98%	\$780,000
2024	Salem	8	1	17	2	26	37	\$523,381	\$497,500	\$519,000	101%	\$13,607,900
2023	Salem	17	6	20	4	19	27	\$481,056	\$469,000	\$483,174	100%	\$9,140,060
2022	Salem	13	4	18	5	19	25	\$475,974	\$470,000	\$472,721	101%	\$9,043,500

MLSPIN Total Sold Market Statistics 12/1/24-12/31/24, 12/1/23-12/31/23, 12/1/22-12/31/22.

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



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2024	Saugus	0	0	0	0	3	93	\$486,667	\$465,000	\$496,666	98%	\$1,460,000
2023	Saugus	2	0	2	0	4	10	\$425,975	\$412,000	\$418,700	102%	\$1,703,900
2022	Saugus	2	1	2	0	2	22	\$462,500	\$462,500	\$492,450	94%	\$925,000
2024	Swampscott	5	2	2	0	3	63	\$443,833	\$456,500	\$454,967	98%	\$1,331,500
2023	Swampscott	2	0	2	1	3	30	\$416,900	\$427,000	\$421,665	99%	\$1,250,700
2022	Swampscott	6	1	0	0	2	47	\$381,000	\$381,000	\$382,000	100%	\$762,000
2024	Wakefield	9	5	3	0	7	31	\$565,986	\$575,000	\$559,986	101%	\$3,961,900
2023	Wakefield	2	0	0	0	4	19	\$600,600	\$610,250	\$583,575	103%	\$2,402,400
2022	Wakefield	0	0	2	1	5	19	\$462,600	\$360,000	\$465,540	100%	\$2,313,000
December 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		83	28	53	36	102	40	\$514,880	\$476,700	\$514,084	100%	\$52,517,760
2023 Totals		67	16	63	22	80	31	\$503,327	\$470,000	\$502,148	101%	\$40,266,138
2022 Totals		65	18	53	20	76	29	\$445,982	\$440,500	\$447,845	100%	\$33,894,670

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