



CONDO Market Snapshot Comparison

February 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 | 1 | 8 | 0 | 3 | 78 | \$771,667 | \$595,000 | \$821,333 | 97% | \$2,315,000 |
| 2023 | Beverly | 2 | 0 | 4 | 0 | 6 | 41 | \$491,275 | \$460,000 | \$492,067 | 100% | \$2,947,650 |
| 2022 | Beverly | 3 | 0 | 11 | 0 | 1 | 8 | \$305,000 | \$305,000 | \$285,000 | 107% | \$305,000 |
| 2024 | Danvers | 4 | 3 | 6 | 0 | 8 | 44 | \$485,300 | \$511,250 | \$477,950 | 102% | \$3,882,400 |
| 2023 | Danvers | 2 | 0 | 1 | 0 | 2 | 22 | \$460,000 | \$460,000 | \$437,250 | 105% | \$920,000 |
| 2022 | Danvers | 1 | 1 | 7 | 0 | 8 | 14 | \$387,938 | \$315,000 | \$373,475 | 103% | \$3,103,500 |
| 2024 | Gloucester | 12 | 5 | 6 | 1 | 2 | 60 | \$1,281,750 | \$1,281,750 | \$1,247,000 | 101% | \$2,563,500 |
| 2023 | Gloucester | 7 | 2 | 3 | 0 | 2 | 97 | \$289,500 | \$289,500 | \$309,000 | 93% | \$579,000 |
| 2022 | Gloucester | 5 | 2 | 7 | 0 | 7 | 23 | \$517,357 | \$295,000 | \$519,100 | 99% | \$3,621,500 |
| 2024 | Ipswich | 3 | 0 | 4 | 0 | 0 | 0 | \$0 | \$0 | \$0 | 0% | \$0 |
| 2023 | Ipswich | 5 | 3 | 3 | 0 | 3 | 18 | \$765,879 | \$511,500 | \$686,333 | 107% | \$2,297,636 |
| 2022 | Ipswich | 5 | 1 | 5 | 0 | 5 | 66 | \$520,842 | \$584,500 | \$512,542 | 102% | \$2,604,210 |
| 2024 | Lynn | 14 | 6 | 10 | 4 | 10 | 28 | \$349,300 | \$360,000 | \$349,050 | 100% | \$3,492,999 |
| 2023 | Lynn | 5 | 4 | 13 | 5 | 8 | 28 | \$354,863 | \$354,450 | \$351,388 | 102% | \$2,838,900 |
| 2022 | Lynn | 8 | 2 | 15 | 4 | 12 | 74 | \$414,083 | \$382,000 | \$412,964 | 100% | \$4,969,000 |
| 2024 | Marblehead | 3 | 2 | 9 | 0 | 1 | 224 | \$900,000 | \$900,000 | \$950,000 | 95% | \$900,000 |
| 2023 | Marblehead | 3 | 3 | 3 | 1 | 1 | 13 | \$375,000 | \$375,000 | \$375,000 | 100% | \$375,000 |
| 2022 | Marblehead | 4 | 4 | 3 | 0 | 1 | 57 | \$259,000 | \$259,000 | \$259,000 | 100% | \$259,000 |
| 2024 | Peabody | 1 | 0 | 7 | 0 | 4 | 25 | \$454,725 | \$450,000 | \$436,950 | 104% | \$1,818,900 |
| 2023 | Peabody | 2 | 1 | 6 | 0 | 8 | 18 | \$552,500 | \$495,000 | \$548,113 | 101% | \$4,420,000 |
| 2022 | Peabody | 0 | 0 | 5 | 0 | 6 | 23 | \$379,983 | \$402,500 | \$382,100 | 99% | \$2,279,900 |
| 2024 | Revere | 6 | 4 | 5 | 0 | 6 | 26 | \$496,967 | \$491,000 | \$492,431 | 101% | \$2,981,800 |
| 2023 | Revere | 2 | 1 | 3 | 1 | 6 | 48 | \$454,583 | \$457,750 | \$461,150 | 99% | \$2,727,500 |
| 2022 | Revere | 4 | 1 | 8 | 3 | 4 | 59 | \$442,875 | \$425,750 | \$439,475 | 101% | \$1,771,500 |
| 2024 | Rockport | 3 | 1 | 2 | 0 | 1 | 49 | \$1,195,000 | \$1,195,000 | \$1,200,000 | 100% | \$1,195,000 |
| 2023 | Rockport | 2 | 1 | 3 | 0 | 2 | 99 | \$472,500 | \$472,500 | \$491,950 | 97% | \$945,000 |
| 2022 | Rockport | 0 | 0 | 2 | 0 | 0 | 0 | \$0 | \$0 | \$0 | 0% | \$0 |

MLSPIN Total Sold Market Statistics 2/1/24-2/29/24, 2/1/23-2/28/23, 2/1/22-2/28/22.

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



CONDO Market Snapshot Comparison February 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 | Salem | 13 | 5 | 22 | 1 | 22 | 37 | \$482,764 | \$452,000 | \$483,055 | 100% | \$10,620,800 |
| 2023 | Salem | 9 | 4 | 10 | 1 | 16 | 56 | \$473,281 | \$447,500 | \$481,344 | 99% | \$7,572,500 |
| 2022 | Salem | 7 | 2 | 32 | 0 | 19 | 36 | \$414,789 | \$395,000 | \$394,742 | 106% | \$7,881,000 |
| 2024 | Saugus | 2 | 1 | 2 | 0 | 5 | 34 | \$441,980 | \$525,000 | \$441,940 | 99% | \$2,209,900 |
| 2023 | Saugus | 1 | 1 | 1 | 0 | 4 | 33 | \$401,000 | \$399,500 | \$404,500 | 99% | \$1,604,000 |
| 2022 | Saugus | 0 | 0 | 1 | 0 | 1 | 4 | \$380,000 | \$380,000 | \$350,000 | 109% | \$380,000 |
| 2024 | Swampscott | 7 | 4 | 3 | 0 | 1 | 25 | \$460,000 | \$460,000 | \$479,900 | 96% | \$460,000 |
| 2023 | Swampscott | 5 | 3 | 3 | 0 | 3 | 41 | \$351,092 | \$328,276 | \$376,332 | 93% | \$1,053,276 |
| 2022 | Swampscott | 4 | 2 | 2 | 1 | 3 | 15 | \$440,000 | \$445,000 | \$419,991 | 105% | \$1,320,000 |
| 2024 | Wakefield | 2 | 2 | 4 | 0 | 3 | 30 | \$381,667 | \$330,000 | \$371,000 | 103% | \$1,145,000 |
| 2023 | Wakefield | 4 | 2 | 3 | 0 | 8 | 22 | \$523,188 | \$470,500 | \$502,725 | 106% | \$4,185,500 |
| 2022 | Wakefield | 3 | 0 | 11 | 0 | 6 | 89 | \$555,417 | \$587,500 | \$547,082 | 102% | \$3,332,500 |
| February 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 | | 73 | 34 | 88 | 6 | 66 | 39 | \$508,868 | \$457,500 | \$508,398 | 101% | \$33,585,299 |
| 2023 Totals | | 74 | 25 | 56 | 8 | 69 | 40 | \$470,521 | \$430,000 | \$468,035 | 100% | \$32,465,962 |
| 2022 Totals | | 45 | n/a | n/a | 8 | 74 | 47 | \$433,474 | \$395,000 | \$424,145 | 102% | \$32,077,110 |

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