



## CONDO Market Snapshot Comparison January 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	2	1	6	0	3	24	\$407,667	\$398,000	\$425,267	96%	\$1,223,000
2023	Beverly	3	1	7	0	3	55	\$979,167	\$610,000	\$1,032,966	96%	\$2,937,500
2022	Beverly	6	2	6	0	6	31	\$350,833	\$377,500	\$332,300	105%	\$2,105,000
2024	Danvers	4	2	6	1	3	37	\$498,633	\$485,000	\$469,617	106%	\$1,495,900
2023	Danvers	3	1	1	2	2	33	\$562,250	\$562,250	\$579,000	97%	\$1,124,500
2022	Danvers	8	2	7	0	3	68	\$290,562	\$305,000	\$276,196	106%	\$871,687
2024	Gloucester	9	0	2	0	7	78	\$821,571	\$569,000	\$821,571	100%	\$5,751,000
2023	Gloucester	5	3	3	1	5	30	\$578,363	\$647,000	\$581,963	100%	\$2,891,814
2022	Gloucester	7	3	8	0	6	49	\$528,833	\$382,000	\$528,833	100%	\$3,173,000
2024	Ipswich	4	2	2	0	5	32	\$643,948	\$570,000	\$636,700	101%	\$3,219,742
2023	Ipswich	4	2	4	1	1	18	\$340,000	\$340,000	\$339,000	100%	\$340,000
2022	Ipswich	6	2	4	0	2	29	\$345,000	\$345,000	\$351,950	100%	\$690,000
2024	Lynn	10	3	14	1	10	26	\$380,200	\$365,000	\$376,740	100%	\$3,802,000
2023	Lynn	9	3	8	1	4	35	\$318,750	\$327,500	\$321,200	99%	\$1,275,000
2022	Lynn	10	2	17	4	20	39	\$353,600	\$337,500	\$349,960	101%	\$7,072,000
2024	Marblehead	3	2	0	0	2	49	\$736,250	\$736,250	\$762,000	97%	\$1,472,500
2023	Marblehead	0	0	4	0	2	26	\$475,000	\$475,000	\$477,000	100%	\$950,000
2022	Marblehead	1	0	3	1	2	96	\$443,250	\$443,250	\$446,950	98%	\$886,500
2024	Peabody	3	2	6	0	5	50	\$385,800	\$332,500	\$395,480	99%	\$1,929,000
2023	Peabody	4	1	7	0	5	33	\$425,731	\$445,000	\$433,400	98%	\$2,128,656
2022	Peabody	6	0	7	0	8	17	\$403,750	\$402,500	\$375,563	108%	\$3,230,000
2024	Revere	1	0	12	3	4	27	\$391,000	\$374,000	\$384,225	102%	\$1,564,000
2023	Revere	3	1	6	1	8	29	\$408,875	\$315,000	\$414,700	99%	\$3,271,000
2022	Revere	6	1	10	4	13	44	\$462,692	\$435,000	\$466,631	99%	\$6,015,000
2024	Rockport	3	0	1	0	2	165	\$695,000	\$695,000	\$739,000	94%	\$1,390,000
2023	Rockport	3	0	3	0	2	66	\$400,000	\$400,000	\$417,000	96%	\$800,000
2022	Rockport	1	0	0	0	2	105	\$426,250	\$42,650	\$447,500	96%	\$852,500
2024	Salem	14	8	22	2	13	38	\$553,285	\$529,900	\$550,799	101%	\$7,192,700
2023	Salem	8	3	16	1	19	63	\$481,526	\$500,000	\$487,495	99%	\$9,149,000
2022	Salem	29	5	28	1	24	49	\$408,446	\$384,500	\$403,013	102%	\$9,802,700
2024	Saugus	0	0	4	0	1	19	\$365,000	\$365,000	\$370,000	99%	\$365,000
2023	Saugus	1	0	3	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Saugus	2	0	3	0	3	10	\$467,000	\$465,000	\$436,267	107%	\$1,401,000

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

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



## CONDO Market Snapshot Comparison January 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	Swampscott	3	1	2	0	1	44	\$3,300,000	\$3,300,000	\$3,495,000	94%	\$3,300,000
2023	Swampscott	6	2	4	2	0	0	\$0	\$0	\$0	0%	\$0
2022	Swampscott	1	0	2	1	4	29	\$421,000	\$380,000	\$416,725	101%	\$1,684,000
2024	Wakefield	0	0	5	0	1	65	\$710,000	\$710,000	\$775,000	92%	\$710,000
2023	Wakefield	2	2	6	0	1	41	\$648,500	\$648,500	\$670,000	97%	\$648,500
2022	Wakefield	10	1	8	0	4	20	\$489,875	\$481,000	\$477,424	103%	\$1,959,500
<b>January 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>		56	21	82	7	57	45	\$586,225	\$490,000	\$591,285	100%	\$33,414,842
<b>2023 Totals</b>		51	19	72	9	52	45	\$490,692	\$459,000	\$499,914	99%	\$25,515,970
<b>2022 Totals</b>		57	n/a	n/a	10	102	42	\$410,205	\$400,000	\$404,024	102%	\$41,840,887

MLS PIN Total Sold Market Statistics 1/1/24 - 1/31/24, 1/1/23 - 1/31/23, 1/1/22 - 1/31/22.

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