



CONDO Market Snapshot Comparison July 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	4	2	12	0	4	10	\$593,750	\$617,500	\$548,499	108%	\$2,375,000
2023	Beverly	3	1	12	0	4	18	\$482,250	\$481,000	\$445,725	108%	\$1,929,000
2022	Beverly	4	2	18	0	15	21	\$560,133	\$525,000	\$549,967	104%	\$8,402,000
2024	Danvers	4	2	12	0	8	27	\$436,875	\$425,000	\$436,460	101%	\$3,495,000
2023	Danvers	5	4	9	0	8	30	\$499,125	\$509,500	\$485,775	103%	\$3,993,000
2022	Danvers	10	5	9	0	11	25	\$499,864	\$520,000	\$476,509	105%	\$5,498,500
2024	Gloucester	15	6	6	0	9	25	\$809,778	\$625,000	\$806,878	101%	\$7,288,000
2023	Gloucester	11	4	5	1	12	27	\$812,992	\$772,000	\$813,158	100%	\$9,755,900
2022	Gloucester	6	4	3	0	8	33	\$576,750	\$386,500	\$571,488	102%	\$4,614,000
2024	Ipswich	5	2	4	0	9	22	\$601,111	\$470,000	\$588,644	105%	\$5,410,000
2023	Ipswich	4	2	2	0	6	18	\$559,197	\$552,840	\$519,483	109%	\$3,355,180
2022	Ipswich	10	1	5	0	5	26	\$720,960	\$850,000	\$719,540	101%	\$3,604,800
2024	Lynn	13	4	11	1	14	29	\$412,386	\$387,500	\$399,693	104%	\$5,773,400
2023	Lynn	13	5	17	1	7	28	\$299,557	\$301,000	\$282,657	106%	\$2,096,900
2022	Lynn	17	5	11	0	13	19	\$343,462	\$310,000	\$333,823	103%	\$4,465,000
2024	Marblehead	6	2	5	1	4	52	\$973,892	\$942,500	\$957,250	99%	\$3,895,567
2023	Marblehead	1	0	6	0	2	18	\$638,500	\$638,500	\$585,000	109%	\$1,277,000
2022	Marblehead	5	0	6	2	5	40	\$580,400	\$630,000	\$567,180	103%	\$2,902,000
2024	Peabody	6	3	7	0	3	16	\$589,150	\$567,450	\$579,600	102%	\$1,767,450
2023	Peabody	3	2	9	0	9	21	\$522,211	\$531,000	\$518,167	101%	\$4,699,900
2022	Peabody	4	1	10	0	4	19	\$374,600	\$381,000	\$349,925	108%	\$1,498,400
2024	Revere	32	9	9	1	6	21	\$457,150	\$418,500	\$449,653	10400%	\$2,742,900
2023	Revere	10	8	10	0	9	31	\$507,722	\$490,000	\$497,300	101%	\$4,569,500
2022	Revere	12	4	16	2	19	27	\$411,395	\$440,000	\$413,530	99%	\$7,816,500
2024	Rockport	8	4	1	0	1	43	\$390,000	\$390,000	\$399,900	98%	\$390,000
2023	Rockport	7	4	0	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Rockport	2	1	1	0	1	9	\$700,000	\$700,000	\$599,000	117%	\$700,000
2024	Salem	23	14	16	3	23	36	\$593,663	\$585,000	\$591,117	100%	\$13,654,250
2023	Salem	16	11	21	1	23	21	\$504,401	\$490,000	\$491,861	103%	\$11,601,231
2022	Salem	26	7	21	1	34	24	\$466,838	\$450,000	\$452,003	103%	\$15,872,480
2024	Saugus	1	0	3	0	3	16	\$430,000	\$425,000	\$411,600	105%	\$1,290,000
2023	Saugus	1	1	2	0	3	30	\$434,967	\$445,000	\$432,967	100%	\$1,304,900
2022	Saugus	5	3	4	0	2	8	\$402,500	\$402,500	\$374,361	108%	\$805,000



CONDO Market Snapshot Comparison July 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	9	3	4	1	5	22	\$455,800	\$475,000	\$449,780	101%	\$2,279,000
2023	Swampscott	3	0	6	1	3	13	\$528,333	\$510,000	\$516,000	103%	\$1,585,000
2022	Swampscott	9	1	3	0	10	23	\$538,555	\$435,000	\$536,840	101%	\$5,385,550
2024	Wakefield	4	2	12	2	10	15	\$562,950	\$596,250	\$541,160	105%	\$5,629,500
2023	Wakefield	2	1	4	0	8	26	\$709,700	\$731,300	\$677,187	105%	\$5,677,600
2022	Wakefield	7	4	6	0	6	18	\$516,000	\$528,000	\$509,800	102%	\$3,096,000
July 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		130	53	102	9	99	27	\$565,556	\$497,500	\$555,532	102%	\$55,990,067
2023 Totals		79	43	103	4	94	24	\$551,544	\$528,000	\$536,264	103%	\$51,845,111
2022 Totals		117	38	113	5	133	24	\$486,167	\$450,000	\$475,459	103%	\$64,660,230