



CONDO Market Snapshot Comparison March 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	7	16	\$589,343	\$432,500	\$591,214	100%	\$4,125,400
2023	Beverly	5	2	9	0	6	14	\$414,167	\$405,000	\$397,133	105%	\$2,485,000
2022	Beverly	10	9	7	1	11	36	\$467,045	\$420,000	\$450,218	105%	\$5,137,500
2024	Danvers	5	3	5	1	6	27	\$439,833	\$397,500	\$438,000	102%	\$2,639,000
2023	Danvers	7	6	1	2	1	67	\$615,000	\$615,000	\$664,900	92%	\$615,000
2022	Danvers	5	3	7	0	5	15	\$634,140	\$475,700	\$625,960	103%	\$3,170,700
2024	Gloucester	4	2	11	2	5	43	\$408,800	\$425,000	\$401,560	102%	\$2,044,000
2023	Gloucester	9	5	8	1	3	10	\$327,300	\$390,000	\$328,633	100%	\$981,900
2022	Gloucester	7	4	10	0	8	128	\$543,625	\$577,000	\$549,750	100%	\$4,349,000
2024	Ipswich	3	0	3	1	5	83	\$560,800	\$550,000	\$527,760	105%	\$2,804,000
2023	Ipswich	4	1	3	0	4	78	\$476,850	\$391,250	\$476,200	101%	\$1,907,400
2022	Ipswich	5	2	3	0	5	71	\$550,480	\$612,500	\$516,000	108%	\$2,752,400
2024	Lynn	17	11	20	1	11	30	\$385,309	\$337,500	\$385,845	100%	\$4,238,400
2023	Lynn	14	8	7	2	14	30	\$389,807	\$347,500	\$391,886	100%	\$5,457,300
2022	Lynn	12	8	17	1	16	56	\$333,547	\$293,500	\$325,188	103%	\$5,336,750
2024	Marblehead	6	5	5	0	5	15	\$430,360	\$428,500	\$395,400	110%	\$2,151,800
2023	Marblehead	5	5	5	2	4	17	\$342,250	\$272,500	\$324,250	103%	\$1,369,000
2022	Marblehead	5	4	6	0	3	16	\$531,000	\$489,000	\$522,333	102%	\$1,593,000
2024	Peabody	2	1	3	1	7	46	\$471,325	\$425,000	\$489,943	96%	\$3,299,272
2023	Peabody	4	3	8	0	4	18	\$440,750	\$415,000	\$434,950	102%	\$1,763,000
2022	Peabody	6	4	12	1	8	21	\$363,000	\$383,500	\$338,963	107%	\$2,904,000
2024	Revere	7	6	8	0	10	13	\$480,200	\$467,500	\$475,150	101%	\$4,802,000
2023	Revere	4	3	6	1	2	16	\$582,500	\$582,500	\$567,200	104%	\$1,165,000
2022	Revere	10	4	14	3	10	57	\$492,690	\$429,500	\$486,360	102%	\$4,926,900
2024	Rockport	1	0	4	0	1	127	\$755,000	\$755,000	\$779,000	97%	\$755,000
2023	Rockport	2	1	1	0	4	111	\$430,275	\$433,750	\$446,000	97%	\$1,721,100
2022	Rockport	2	1	2	0	1	16	\$810,000	\$675,000	\$810,000	120%	\$810,000
2024	Salem	13	4	13	2	23	23	\$471,101	\$460,000	\$463,587	102%	\$10,835,333
2023	Salem	13	11	13	2	15	35	\$494,860	\$500,000	\$501,153	99%	\$7,422,900
2022	Salem	11	8	30	1	35	21	\$451,836	\$449,000	\$437,400	104%	\$15,814,250
2024	Saugus	1	0	3	0	1	7	\$346,000	\$346,000	\$329,900	105%	\$346,000
2023	Saugus	0	0	3	0	3	34	\$557,333	\$565,000	\$549,933	102%	\$1,672,000
2022	Saugus	0	0	3	0	3	25	\$313,667	\$300,000	\$301,000	105%	\$941,000



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2024	Swampscott	7	3	5	0	5	16	\$607,560	\$518,000	\$621,940	98%	\$3,037,800
2023	Swampscott	5	2	2	0	3	21	\$437,333	\$440,000	\$435,300	101%	\$1,312,000
2022	Swampscott	3	2	9	0	1	77	\$410,000	\$410,000	\$429,000	96%	\$410,000
2024	Wakefield	1	1	4	0	6	28	\$643,667	\$620,000	\$618,783	105%	\$3,862,000
2023	Wakefield	2	1	5	0	3	27	\$461,667	\$495,000	\$454,933	103%	\$1,385,000
2022	Wakefield	4	1	8	0	14	21	\$483,157	\$522,500	\$462,314	104%	\$6,764,200
March 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		70	37	92	8	92	29	\$488,478	\$465,000	\$482,710	101%	\$44,940,005
2023 Totals		74	48	71	10	66	35	\$443,282	\$416,000	\$442,694	100%	\$29,256,600
2022 Totals		80	50	128	7	120	39	\$457,581	\$427,500	\$443,282	104%	\$54,909,700