



CONDO Market Snapshot Comparison

May 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	1	6	0	7	20	\$848,500	\$567,000	\$808,971	104%	\$5,939,500
2023	Beverly	2	1	7	1	7	35	\$473,929	\$450,000	\$452,286	104%	\$3,317,500
2022	Beverly	10	8	14	0	16	14	\$528,531	\$412,250	\$528,531	107%	\$8,456,500
2024	Danvers	6	6	4	0	12	26	\$515,417	\$562,000	\$501,625	103%	\$6,185,000
2023	Danvers	3	1	10	0	7	13	\$614,357	\$507,000	\$585,643	106%	\$4,300,500
2022	Danvers	3	2	9	0	10	21	\$406,174	\$389,000	\$388,479	105%	\$4,061,740
2024	Gloucester	14	8	4	0	8	65	\$731,750	\$762,500	\$749,163	98%	\$5,854,000
2023	Gloucester	10	7	13	1	8	38	\$480,563	\$502,250	\$459,963	105%	\$3,844,500
2022	Gloucester	3	2	27	1	11	31	\$845,455	\$560,000	\$831,718	103%	\$9,300,000
2024	Ipswich	9	3	6	0	3	46	\$1,425,002	\$995,000	\$1,270,000	106%	\$4,275,000
2023	Ipswich	6	3	6	0	3	51	\$646,667	\$540,000	\$649,333	100%	\$1,940,000
2022	Ipswich	12	2	6	0	4	17	\$475,563	\$458,125	\$434,725	110%	\$1,902,250
2024	Lynn	14	5	15	0	18	22	\$345,028	\$345,000	\$338,233	102%	\$6,210,500
2023	Lynn	13	6	17	1	7	15	\$313,286	\$330,000	\$303,514	103%	\$2,193,000
2022	Lynn	8	5	17	0	16	37	\$314,344	\$315,250	\$298,642	105%	\$5,029,500
2024	Marblehead	5	4	5	0	4	28	\$480,640	\$422,500	\$451,140	104%	\$1,922,560
2023	Marblehead	6	4	2	0	5	20	\$505,082	\$512,500	\$488,000	103%	\$2,525,411
2022	Marblehead	6	5	4	1	5	50	\$528,800	\$505,000	\$517,180	103%	\$2,644,000
2024	Peabody	5	4	8	0	8	17	\$516,363	\$530,500	\$492,924	105%	\$4,130,900
2023	Peabody	3	1	8	2	6	12	\$501,333	\$525,000	\$463,933	109%	\$3,008,000
2022	Peabody	1	0	10	0	13	12	\$447,077	\$435,000	\$419,869	106%	\$5,812,000
2024	Revere	20	20	7	1	14	29	\$506,286	\$432,500	\$497,664	102%	\$7,088,000
2023	Revere	7	5	11	0	8	11	\$491,813	\$481,250	\$470,550	105%	\$3,934,500
2022	Revere	10	6	14	0	9	13	\$431,656	\$465,000	\$415,865	103%	\$3,884,900
2024	Rockport	8	6	0	0	2	28	\$542,500	\$542,500	\$548,500	101%	\$1,085,000
2023	Rockport	4	1	2	0	3	18	\$550,667	\$525,000	\$537,633	102%	\$1,652,000
2022	Rockport	0	0	1	0	6	42	\$573,250	\$496,250	\$598,817	97%	\$3,439,500
2024	Salem	23	17	23	1	21	28	\$540,943	\$548,500	\$531,552	102%	\$11,359,800
2023	Salem	10	6	12	0	26	16	\$469,558	\$442,500	\$438,354	107%	\$12,208,500
2022	Salem	25	18	28	0	38	19	\$470,947	\$470,000	\$446,771	106%	\$17,896,000

MLSPIN Total Sold Market Statistics 5/1/24-5/31/24, 5/1/23-5/31/23, 5/1/22-5/31/22.

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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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	Saugus	2	1	4	0	2	15	\$372,500	\$372,500	\$339,950	109%	\$745,000
2023	Saugus	2	2	5	0	2	8	\$461,000	\$461,000	\$442,000	104%	\$922,000
2022	Saugus	0	0	4	0	3	19	\$455,000	\$500,000	\$422,967	108%	\$1,365,000
2024	Swampscott	6	3	5	1	6	25	\$473,000	\$466,250	\$467,300	101%	\$2,838,000
2023	Swampscott	3	0	6	0	7	55	\$501,800	\$454,000	\$498,786	101%	\$3,512,600
2022	Swampscott	7	4	4	0	7	21	\$470,714	\$525,000	\$459,843	102%	\$3,295,000
2024	Wakefield	5	1	11	0	3	17	\$607,667	\$615,000	\$591,600	103%	\$1,823,000
2023	Wakefield	6	3	7	0	6	14	\$404,263	\$381,750	\$389,629	104%	\$2,425,576
2022	Wakefield	4	1	13	0	12	44	\$494,908	\$495,500	\$475,208	104%	\$5,938,900
May 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		138	79	98	3	108	28	\$550,521	\$475,000	\$535,251	103%	\$59,456,266
2023 Totals		75	40	106	5	95	22	\$481,938	\$455,000	\$460,307	105%	\$45,784,087
2022 Totals		89	53	135	2	150	24	\$486,835	\$450,500	\$467,866	105%	\$73,025,290

MLS PIN Total Sold Market Statistics 5/1/24-5/31/24, 5/1/23-5/31/23, 5/1/22-5/31/22.

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