



## CONDO Market Snapshot Comparison November 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	3	2	0	7	22	\$447,939	\$463,000	\$445,371	101%	\$3,135,500
2023	Beverly	4	2	5	0	9	20	\$514,444	\$520,000	\$497,300	103%	\$4,630,000
2022	Beverly	9	6	5	1	6	12	\$726,167	\$547,500	\$724,317	102%	\$4,357,000
2024	Danvers	3	1	5	0	4	29	\$457,100	\$506,250	\$454,450	100%	\$1,828,400
2023	Danvers	10	7	5	1	8	36	\$529,488	\$549,950	\$509,087	105%	\$4,235,900
2022	Danvers	3	1	6	0	9	32	\$497,444	\$485,000	\$494,844	101%	\$4,477,000
2024	Gloucester	10	3	10	1	5	123	\$891,000	\$875,000	\$920,400	97%	\$4,455,000
2023	Gloucester	14	3	5	4	4	67	\$585,000	\$607,500	\$605,500	97%	\$2,340,000
2022	Gloucester	8	4	1	1	8	35	\$505,744	\$450,750	\$561,000	89%	\$4,045,950
2024	Ipswich	3	0	4	0	1	15	\$283,773	\$283,773	\$283,773	100%	\$283,773
2023	Ipswich	8	1	2	0	1	15	\$287,000	\$287,000	\$274,500	105%	\$287,000
2022	Ipswich	9	2	2	3	7	21	\$671,914	\$869,900	\$675,686	100%	\$4,703,400
2024	Lynn	23	7	16	2	14	22	\$364,993	\$322,500	\$359,321	102%	\$5,109,900
2023	Lynn	17	6	10	1	12	29	\$386,338	\$370,000	\$383,950	102%	\$4,636,050
2022	Lynn	8	5	8	0	10	61	\$343,400	\$322,500	\$343,240	100%	\$3,434,000
2024	Marblehead	3	1	2	0	4	48	\$781,250	\$712,500	\$759,500	102%	\$3,125,000
2023	Marblehead	2	0	5	0	3	24	\$807,333	\$720,000	\$774,333	103%	\$2,422,000
2022	Marblehead	6	3	2	0	4	57	\$705,944	\$502,450	\$679,700	101%	\$2,823,775
2024	Peabody	5	2	8	0	6	36	\$535,000	\$532,500	\$535,650	100%	\$3,210,000
2023	Peabody	5	1	5	0	9	32	\$455,433	\$425,000	\$451,856	101%	\$4,098,900
2022	Peabody	4	2	7	1	8	16	\$436,088	\$441,850	\$429,688	101%	\$3,488,700
2024	Revere	22	4	14	4	9	38	\$488,167	\$485,000	\$497,955	99%	\$4,393,500
2023	Revere	22	13	7	1	6	36	\$396,833	\$393,000	\$401,450	99%	\$2,381,000
2022	Revere	4	n/a	n/a	0	10	27	\$478,940	\$473,500	\$481,850	99%	\$4,789,400
2024	Rockport	7	4	2	3	4	48	\$565,250	\$510,500	\$565,975	100%	\$2,261,000
2023	Rockport	10	2	1	0	3	52	\$438,333	\$395,000	\$424,333	103%	\$1,315,000
2022	Rockport	9	2	2	0	3	22	\$620,000	\$625,000	\$648,333	96%	\$1,860,000
2024	Salem	17	6	27	0	20	36	\$538,031	\$539,500	\$539,635	100%	\$10,760,625
2023	Salem	27	15	18	2	24	23	\$483,325	\$495,000	\$478,021	101%	\$11,599,800
2022	Salem	23	12	22	2	20	37	\$456,270	\$470,000	\$449,910	102%	\$9,125,400
2024	Saugus	0	0	4	0	3	15	\$455,833	\$412,500	\$443,200	103%	\$1,367,500
2023	Saugus	4	4	4	0	3	10	\$460,183	\$420,000	\$426,600	108%	\$1,380,550
2022	Saugus	1	1	1	0	3	10	\$473,333	\$550,000	\$444,667	107%	\$1,420,000

MLS PIN Total Sold Market Statistics 11/1/24-11/30/24, 11/1/23-11/30/23, 11/1/22-11/30/22.

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



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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	Swampscott	5	2	1	0	4	35	\$398,725	\$415,000	\$392,225	102%	\$1,594,900
2023	Swampscott	4	1	2	0	1	6	\$352,000	\$352,000	\$339,900	104%	\$352,000
2022	Swampscott	8	3	2	2	5	14	\$446,800	\$410,000	\$422,980	106%	\$2,234,000
2024	Wakefield	11	2	6	0	6	26	\$634,333	\$675,500	\$629,133	101%	\$3,806,000
2023	Wakefield	2	2	3	0	2	13	\$487,500	\$487,500	\$475,950	103%	\$975,000
2022	Wakefield	3	1	3	0	11	35	\$576,500	\$583,000	\$567,291	103%	\$6,341,500
<b>November 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>
2024 Totals		114	35	101	10	87	37	\$521,047	\$485,000	\$520,866	100%	\$45,331,098
2023 Totals		129	57	72	9	86	29	\$478,816	\$449,500	\$470,777	102%	\$41,178,200
2022 Totals		95	44	72	10	104	32	\$510,578	\$475,000	\$510,161	100%	\$53,100,125