



CONDO Market Snapshot Comparison October 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	4	10	1	2	33	\$421,500	\$421,500	\$419,950	100%	\$843,000
2023	Beverly	5	1	10	0	6	21	\$606,125	\$603,000	\$590,633	104%	\$3,636,750
2022	Beverly	5	5	5	0	8	29	\$452,250	\$420,000	\$445,350	103%	\$3,618,000
2024	Danvers	3	2	9	1	13	30	\$488,146	\$509,900	\$491,969	100%	\$6,345,900
2023	Danvers	4	3	8	1	3	8	\$394,000	\$425,000	\$370,967	106%	\$1,182,000
2022	Danvers	7	6	10	0	5	24	\$479,200	\$450,000	\$478,760	100%	\$2,396,000
2024	Gloucester	14	7	7	1	5	56	\$881,780	\$874,900	\$905,180	96%	\$4,408,900
2023	Gloucester	16	3	6	0	7	22	\$486,714	\$430,000	\$470,271	104%	\$3,407,000
2022	Gloucester	7	4	6	0	7	19	\$436,571	\$365,000	\$408,386	108%	\$3,056,000
2024	Ipswich	5	1	2	0	4	35	\$935,500	\$950,000	\$947,475	101%	\$3,742,000
2023	Ipswich	8	4	4	0	5	23	\$527,900	\$575,000	\$513,180	102%	\$2,639,500
2022	Ipswich	13	5	7	0	4	34	\$1,058,675	\$879,850	\$1,037,475	102%	\$4,234,700
2024	Lynn	32	17	15	0	13	28	\$393,808	\$355,000	\$394,708	99%	\$5,119,500
2023	Lynn	21	9	8	0	23	47	\$316,957	\$320,000	\$314,822	100%	\$7,290,000
2022	Lynn	7	3	15	0	8	28	\$317,188	\$320,000	\$304,949	103%	\$2,537,500
2024	Marblehead	4	1	2	1	8	23	\$574,288	\$552,500	\$559,413	101%	\$4,594,305
2023	Marblehead	7	2	2	0	4	25	\$790,375	\$834,500	\$814,475	98%	\$3,161,500
2022	Marblehead	6	5	6	0	2	28	\$594,000	\$594,000	\$587,000	101%	\$1,188,000
2024	Peabody	6	5	7	0	6	35	\$452,917	\$427,500	\$461,600	98%	\$2,717,500
2023	Peabody	9	5	8	0	14	17	\$464,214	\$462,500	\$448,721	104%	\$6,499,000
2022	Peabody	5	3	8	0	6	16	\$467,150	\$520,000	\$458,633	102%	\$2,802,900
2024	Revere	29	12	8	12	8	30	\$470,595	\$500,000	\$464,312	102%	\$3,764,764
2023	Revere	12	10	11	4	9	28	\$479,389	\$450,000	\$482,011	100%	\$4,314,500
2022	Revere	11	8	12	1	13	29	\$452,154	\$390,000	\$446,838	102%	\$5,878,000
2024	Rockport	9	2	4	0	1	16	\$540,000	\$540,000	\$499,000	108%	\$540,000
2023	Rockport	10	2	2	0	1	15	\$300,000	\$300,000	\$299,000	100%	\$300,000
2022	Rockport	9	7	1	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Salem	29	14	13	2	26	33	\$510,433	\$487,500	\$509,300	100%	\$13,271,250
2023	Salem	27	15	14	1	27	22	\$511,478	\$480,000	\$500,526	102%	\$13,809,900
2022	Salem	22	8	12	3	21	30	\$453,415	\$465,000	\$434,443	104%	\$9,521,710

MLS PIN Total Sold Market Statistics 10/1/24-10/31/24, 10/1/23-10/31/23, 10/1/22-10/31/22.

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



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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	3	2	2	0	9	25	\$531,222	\$555,000	\$520,378	102%	\$4,781,000
2023	Saugus	1	1	2	0	8	17	\$439,000	\$418,000	\$424,712	104%	\$3,512,000
2022	Saugus	0	0	3	0	1	22	\$385,000	\$385,000	\$320,000	118%	\$385,000
2024	Swampscott	4	3	4	3	7	82	\$467,500	\$485,000	\$466,857	101%	\$3,272,500
2023	Swampscott	7	1	3	1	5	16	\$437,340	\$430,000	\$406,000	108%	\$2,186,700
2022	Swampscott	6	1	3	0	5	33	\$395,000	\$365,000	\$409,760	97%	\$1,975,000
2024	Wakefield	11	44	8	0	10	42	\$535,630	\$549,850	\$533,410	101%	\$5,356,302
2023	Wakefield	4	1	2	0	9	19	\$517,600	\$501,000	\$497,389	106%	\$4,658,400
2022	Wakefield	4	3	9	0	7	22	\$436,257	\$406,000	\$427,786	101%	\$3,053,800
October 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		154	74	91	21	112	35	\$524,615	\$497,500	\$523,823	100%	\$58,756,921
2023 Totals		131	57	80	7	121	25	\$467,746	\$436,000	\$457,445	103%	\$56,597,250
2022 Totals		102	56	96	4	88	27	\$466,427	\$423,500	\$454,887	103%	\$41,045,610

MLSPIN Total Sold Market Statistics 10/1/24-10/31/24, 10/1/23-10/31/23, 10/1/22-10/31/22.

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