



CONDO Market Snapshot Comparison September 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	6	3	3	0	9	35	\$510,778	\$465,000	\$509,178	100%	\$4,597,000
2023	Beverly	9	4	4	0	12	15	\$498,867	\$428,500	\$479,258	104%	\$5,986,400
2022	Beverly	3	2	6	0	14	29	\$432,493	\$382,500	\$422,229	102%	\$6,054,900
2024	Danvers	8	3	8	0	11	28	\$562,818	\$528,000	\$561,064	100%	\$6,191,000
2023	Danvers	4	2	7	0	7	24	\$435,143	\$336,000	\$414,671	105%	\$3,046,000
2022	Danvers	7	5	4	0	16	28	\$523,219	\$548,750	\$526,137	100%	\$8,371,500
2024	Gloucester	14	5	7	1	6	60	\$917,167	\$749,000	\$915,333	101%	\$5,503,000
2023	Gloucester	16	6	6	1	8	13	\$633,250	\$527,000	\$635,738	100%	\$5,066,000
2022	Gloucester	7	5	8	1	8	21	\$492,825	\$284,500	\$493,213	102%	\$3,942,600
2024	Ipswich	6	4	2	0	4	28	\$729,313	\$635,000	\$716,000	103%	\$2,917,250
2023	Ipswich	6	2	5	0	2	13	\$1,009,950	\$1,009,950	\$884,950	109%	\$2,019,900
2022	Ipswich	11	4	5	1	5	51	\$953,000	\$875,000	\$955,000	100%	\$4,765,000
2024	Lynn	24	16	23	2	12	33	\$402,500	\$402,000	\$401,508	100%	\$4,830,000
2023	Lynn	13	8	23	2	6	22	\$371,317	\$369,950	\$361,450	103%	\$2,227,900
2022	Lynn	10	3	12	2	10	32	\$341,200	\$340,000	\$340,450	101%	\$3,412,000
2024	Marblehead	5	2	7	0	2	74	\$505,000	\$505,000	\$494,500	102%	\$1,010,000
2023	Marblehead	9	5	5	1	4	38	\$967,375	\$842,500	\$914,725	105%	\$3,869,500
2022	Marblehead	4	2	2	1	8	51	\$667,000	\$555,000	\$658,625	102%	\$5,336,000
2024	Peabody	5	3	5	0	5	17	\$538,200	\$572,000	\$533,760	101%	\$2,691,000
2023	Peabody	9	7	14	0	10	14	\$483,000	\$475,000	\$463,249	105%	\$4,830,000
2022	Peabody	8	5	7	1	11	19	\$421,717	\$420,000	\$395,600	108%	\$4,638,888
2024	Revere	37	9	12	0	7	21	\$490,571	\$500,000	\$481,957	102%	\$3,434,000
2023	Revere	8	2	7	0	4	23	\$403,750	\$390,000	\$414,925	98%	\$1,615,000
2022	Revere	13	7	9	1	6	17	\$507,483	\$495,000	\$515,600	99%	\$3,044,900
2024	Rockport	8	1	2	0	1	66	\$1,100,000	\$1,100,000	\$1,199,000	92%	\$1,100,000
2023	Rockport	6	1	3	0	3	31	\$384,667	\$385,000	\$382,667	101%	\$1,154,000
2022	Rockport	2	2	2	0	1	8	\$879,000	\$879,000	\$859,000	102%	\$879,000
2024	Salem	30	15	35	1	15	31	\$614,927	\$550,000	\$615,967	100%	\$9,223,900
2023	Salem	22	16	28	1	17	24	\$474,882	\$485,000	\$450,494	105%	\$8,073,000
2022	Salem	22	15	29	5	25	33	\$481,184	\$454,900	\$475,556	102%	\$12,029,600
2024	Saugus	2	1	4	1	0	0	\$0	\$0	\$0	0%	\$0
2023	Saugus	1	0	8	1	2	27	\$456,000	\$456,000	\$444,450	103%	\$912,000
2022	Saugus	0	0	1	0	5	19	\$531,200	\$525,000	\$517,780	103%	\$2,656,000

MLSPIN Total Sold Market Statistics 9/1/24-9/30/24, 9/1/23-9/30/23, 9/1/22-9/30/22.

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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2024	Swampscott	6	1	6	1	2	18	\$402,450	\$402,450	\$404,950	99%	\$804,900
2023	Swampscott	7	4	3	1	5	17	\$450,000	\$450,000	\$438,920	103%	\$2,250,000
2022	Swampscott	7	4	6	1	9	25	\$483,750	\$400,000	\$489,956	99%	\$4,353,750
2024	Wakefield	9	5	9	0	4	21	\$760,250	\$744,500	\$736,725	103%	\$3,041,000
2023	Wakefield	3	2	7	1	2	13	\$716,450	\$716,450	\$674,450	106%	\$1,432,900
2022	Wakefield	6	4	7	1	8	22	\$596,813	\$586,000	\$591,088	101%	\$4,774,500
September 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		160	68	123	6	78	32	\$581,321	\$512,500	\$578,913	101%	\$45,343,050
2023 Totals		113	53	120	8	82	20	\$518,080	\$450,000	\$498,393	104%	\$42,482,600
2022 Totals		100	58	98	14	126	29	\$509,989	\$470,500	\$505,110	102%	\$64,258,638

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