



Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - January 31, 2024 vs. January 1, 2023 - January 31, 2023

Town	Year	Properties Listed	Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
Beverly	2024	7	3	24	\$407,667	\$398,000	\$425,267	96%	\$1,223,000
	2023	5	3	55	\$979,167	\$610,000	\$1,032,966	96%	\$2,937,500
	% Change	40.00%	0.00%	-56.36%	-58.37%	-34.75%	-58.83%	0.00%	-58.37%
Danvers	2024	7	3	27	\$498,633	\$485,000	\$469,617	106%	\$1,495,900
	2023	2	2	33	\$562,250	\$562,250	\$579,000	97%	\$1,124,500
	% Change	250.00%	50.00%	-18.18%	-11.31%	-13.74%	-18.89%	9.28%	33.03%
Gloucester	2024	0	7	78	\$821,571	\$569,000	\$821,571	100%	\$5,751,000
	2023	3	5	30	\$578,363	\$647,000	\$581,963	100%	\$2,891,814
	% Change	-100.00%	40.00%	160.00%	42.05%	-12.06%	41.17%	0.00%	98.87%
Ipswich	2024	2	5	32	\$643,948	\$570,000	\$636,700	101%	\$3,219,742
	2023	4	1	18	\$340,000	\$340,000	\$339,000	100%	\$340,000
	% Change	-50.00%	400.00%	77.78%	89.40%	67.65%	87.82%	1.00%	846.98%
Lynn	2024	12	10	26	\$380,200	\$365,000	\$376,740	100%	\$3,802,000
	2022	10	20	39	\$353,600	\$337,500	\$349,960	101%	\$7,072,000
	% Change	20.00%	-50.00%	-33.33%	7.52%	8.15%	7.65%	-0.99%	-46.24%
Marblehead	2024	3	2	49	\$736,250	\$736,250	\$762,000	97%	\$1,472,500
	2023	4	2	26	\$475,000	\$475,000	\$477,000	100%	\$950,000
	% Change	-25.00%	0.00%	88.46%	55.00%	55.00%	59.75%	-3.00%	55.00%
Peabody	2024	6	5	50	\$385,800	\$332,500	\$395,480	99%	\$1,929,000
	2023	6	5	33	\$425,731	\$445,000	\$433,400	98%	\$2,128,656
	% Change	0.00%	0.00%	51.52%	-9.38%	-25.28%	-8.75%	1.02%	-9.38%
Revere	2024	6	4	27	\$391,000	\$374,000	\$384,225	102%	\$1,564,000
	2023	6	8	29	\$408,875	\$315,000	\$414,700	99%	\$3,271,000
	% Change	0.00%	-50.00%	-6.90%	-4.37%	18.73%	-7.35%	3.03%	-52.19%
Rockport	2024	0	2	165	\$695,000	\$695,000	\$739,000	94%	\$1,390,000
	2023	0	2	66	\$400,000	\$400,000	\$417,000	96%	\$800,000
	% Change	#DIV/0!	0.00%	150.00%	73.75%	73.75%	77.22%	-2.08%	73.75%



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Salem	2024	21	13	38	\$553,285	\$529,900	\$550,799	101%	\$7,192,700
	2023	12	19	63	\$481,526	\$500,000	\$487,495	99%	\$9,149,000
	% Change	75.00%	-31.58%	-39.68%	14.90%	5.98%	12.99%	2.02%	-21.38%
Saugus	2024	2	1	19	\$365,000	\$365,000	\$370,000	99%	\$365,000
	2023	2	0	0	\$0	\$0	\$0	0%	\$0
	% Change	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Swampscott	2024	2	1	44	\$3,300,000	\$3,300,000	\$3,495,000	94%	\$3,300,000
	2023	5	0	0	\$0	\$0	\$0	0%	\$0
	% Change	-60.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Wakefield	2024	3	1	65	\$710,000	\$710,000	\$775,000	92%	\$710,000
	2023	8	1	41	\$648,500	\$648,500	\$670,000	97%	\$648,500
	% Change	-62.50%	0.00%	58.54%	9.48%	9.48%	15.67%	-5.15%	9.48%
TOTALS	Year	Properties Listed	Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
TOTALS	2024	71	57	45	\$586,225	\$490,000	\$591,285	100%	\$33,414,842
	2023	67	52	45	\$490,692	\$459,000	\$499,914	99%	\$25,515,970
	% Change	5.97%	9.62%	0.00%	19.47%	6.75%	18.28%	1.01%	30.96%