



Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - April 30, 2024 vs. January 1, 2023 - April 30, 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	36	23	23	\$578,284	\$490,000	\$575,826	101%	\$13,300,537
	2023	25	21	27	\$515,769	\$435,000	\$511,519	103%	\$10,831,150
	% Change	44.00%	9.52%	-14.81%	12.12%	12.64%	12.57%	-1.94%	22.80%
Danvers	2024	30	23	32	\$453,578	\$455,000	\$445,102	102%	\$10,432,300
	2023	21	6	31	\$520,333	\$463,750	\$522,900	100%	\$3,122,000
	% Change	42.86%	283.33%	3.23%	-12.83%	-1.89%	-14.88%	2.00%	234.15%
Gloucester	2024	22	21	58	\$688,976	\$519,000	\$691,881	100%	\$14,468,500
	2023	32	15	33	\$492,781	\$375,000	\$496,441	99%	\$7,391,714
	% Change	-31.25%	40.00%	75.76%	39.81%	38.40%	39.37%	1.01%	95.74%
Ipswich	2024	12	12	50	\$612,812	\$604,500	\$589,192	104%	\$7,353,742
	2023	17	10	74	\$737,504	\$460,750	\$696,980	103%	\$7,375,036
	% Change	-29.41%	20.00%	-32.43%	-16.91%	31.20%	-15.47%	0.97%	-0.29%
Lynn	2024	70	51	30	\$370,163	\$355,000	\$368,616	100%	\$18,878,299
	2023	47	36	35	\$362,086	\$337,500	\$361,550	101%	\$13,035,100
	% Change	48.94%	41.67%	-14.29%	2.23%	5.19%	1.95%	-0.99%	44.83%
Marblehead	2024	25	13	38	\$598,023	\$547,000	\$593,538	103%	\$7,774,300
	2023	24	12	20	\$455,792	\$452,000	\$444,083	102%	\$5,469,500
	% Change	4.17%	8.33%	90.00%	31.21%	21.02%	33.65%	0.98%	42.14%
Peabody	2024	25	18	39	\$445,260	\$420,000	\$452,200	99%	\$8,014,672
	2023	27	28	25	\$459,234	\$447,500	\$459,400	100%	\$12,858,556
	% Change	-7.41%	-35.71%	56.00%	-3.04%	-6.15%	-1.57%	-1.00%	-37.67%
Revere	2024	35	27	23	\$474,770	\$479,900	\$468,659	101%	\$12,818,800
	2023	24	20	33	\$446,075	\$426,000	\$449,935	99%	\$8,921,500
	% Change	45.83%	35.00%	-30.30%	6.43%	12.65%	4.16%	2.02%	43.68%
Rockport	2024	7	6	94	\$727,500	\$695,000	\$747,417	98%	\$4,365,000
	2023	5	8	97	\$433,263	\$415,000	\$450,238	97%	\$3,466,100
	% Change	40.00%	-25.00%	-3.09%	67.91%	67.47%	66.00%	1.03%	25.93%



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Salem	2024	80	79	32	\$498,783	\$479,000	\$494,082	101%	\$39,403,833
	2023	72	61	47	\$476,679	\$470,000	\$481,316	99%	\$29,077,400
	% Change	11.11%	29.51%	-31.91%	4.64%	1.91%	2.65%	2.02%	35.51%
Saugus	2024	11	10	31	\$437,590	\$435,000	\$437,950	100%	\$4,375,900
	2023	11	11	24	\$446,000	\$450,000	\$437,336	102%	\$4,906,000
	% Change	0.00%	-9.09%	29.17%	-1.89%	-3.33%	0.14%	-1.96%	-10.81%
Swampscott	2024	19	10	18	\$893,280	\$533,950	\$909,860	100%	\$8,932,800
	2023	19	8	35	\$379,034	\$357,500	\$389,224	97%	\$3,032,276
	% Change	0.00%	25.00%	-48.57%	135.67%	49.36%	133.76%	3.09%	194.59%
Wakefield	2024	26	13	29	\$552,808	\$559,000	\$540,354	10300%	\$7,186,500
	2023	29	16	24	\$490,681	\$455,500	\$475,650	104%	\$7,850,900
	% Change	-10.34%	-18.75%	20.83%	12.66%	22.72%	13.60%	9803.85%	-8.46%
	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	398	306	34	\$514,069	\$466,569	\$511,143	1001%	\$157,305,183
	2023	353	252	37	\$465,624	\$434,000	\$464,284	100%	\$117,337,232
	% Change	12.75%	21.43%	-8.11%	10.40%	7.50%	10.09%	901.00%	34.06%