



Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - August 31, 2024 vs. January 1, 2023 - August 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	69	61	29	\$631,001	\$550,000	\$616,116	103%	\$38,491,037
	2023	62	53	26	\$523,475	\$460,000	\$506,362	105%	\$27,744,150
	% Change	11.29%	15.09%	11.54%	20.54%	19.57%	21.68%	-1.90%	38.74%
Danvers	2024	71	56	27	\$471,809	\$490,000	\$461,718	102%	\$26,421,300
	2023	51	41	26	\$499,573	\$465,000	\$488,024	103%	\$20,482,490
	% Change	39.22%	36.59%	3.85%	-5.56%	5.38%	-5.39%	-0.97%	28.99%
Gloucester	2024	63	47	48	\$737,487	\$625,000	\$742,577	100%	\$34,661,900
	2023	76	52	33	\$682,031	\$532,500	\$683,591	101%	\$35,465,614
	% Change	-17.11%	-9.62%	45.45%	8.13%	17.37%	8.63%	-0.99%	-2.27%
Ipswich	2024	40	31	34	\$696,189	\$604,000	\$665,890	104%	\$21,581,869
	2023	37	33	44	\$672,894	\$585,680	\$640,370	105%	\$22,205,516
	% Change	8.11%	-6.06%	-22.73%	3.46%	3.13%	3.99%	-0.95%	-2.81%
Lynn	2024	134	110	27	\$372,038	\$360,000	\$368,685	101%	\$40,924,183
	2023	109	80	31	\$353,024	\$337,500	\$345,774	102%	\$28,241,900
	% Change	22.94%	37.50%	-12.90%	5.39%	6.67%	6.63%	-0.98%	44.91%
Marblehead	2024	43	31	36	\$649,498	\$590,000	\$640,328	102%	\$20,134,427
	2023	44	28	18	\$545,354	\$516,250	\$521,957	104%	\$15,269,911
	% Change	-2.27%	10.71%	100.00%	19.10%	14.29%	22.68%	-1.92%	31.86%
Peabody	2024	54	52	32	\$471,608	\$460,500	\$466,961	101%	\$24,523,622
	2023	62	57	20	\$477,992	\$470,000	\$467,100	102%	\$27,245,551
	% Change	-12.90%	-8.77%	60.00%	-1.34%	-2.02%	-0.03%	-0.98%	-9.99%
Revere	2024	126	60	24	\$495,012	\$490,000	\$489,850	101%	\$29,700,700
	2023	69	55	27	\$481,389	\$479,900	\$483,995	100%	\$26,476,370
	% Change	82.61%	9.09%	-11.11%	2.83%	2.10%	1.21%	1.00%	12.18%
Rockport	2024	21	14	93	\$594,714	\$615,000	\$606,021	98%	\$8,326,000
	2023	19	16	64	\$518,069	\$525,000	\$526,863	98%	\$8,289,100
	% Change	10.53%	-12.50%	45.31%	14.79%	17.14%	15.02%	0.00%	0.45%
Salem	2024	202	164	30	\$519,426	\$494,000	\$512,954	102%	\$85,185,783
	2023	173	161	32	\$485,006	\$475,000	\$475,384	102%	\$78,086,031
	% Change	16.76%	1.86%	-6.25%	7.10%	4.00%	7.90%	0.00%	9.09%
Saugus	2024	27	24	23	\$446,492	\$425,000	\$433,450	103%	\$10,715,800
	2023	25	21	21	\$447,329	\$450,000	\$431,114	104%	\$9,393,900
	% Change	8.00%	14.29%	9.52%	-0.19%	-5.56%	0.54%	-0.96%	14.07%



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Swampscott	2024	41	28	33	\$693,136	\$491,000	\$703,500	100%	\$19,407,800
	2023	40	27	39	\$478,847	\$423,600	\$473,111	101%	\$12,928,876
	% Change	2.50%	3.70%	-15.38%	44.75%	15.91%	48.70%	-0.99%	50.11%
Wakefield	2024	66	38	21	\$578,497	\$559,500	\$563,958	103%	\$21,982,900
	2023	56	49	21	\$545,455	\$545,000	\$526,361	104%	\$26,727,276
	% Change	17.86%	-22.45%	0.00%	6.06%	2.66%	7.14%	-0.96%	-17.75%
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TOTALS	2024	957	716	31	\$533,600	\$480,000	\$526,818	102%	\$382,057,321
	2023	823	675	30	\$503,485	\$462,500	\$493,194	103%	\$339,852,685
	% Change	16.28%	6.07%	3.33%	5.98%	3.78%	6.82%	-0.97%	12.42%