



## Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - December 31, 2024 vs January 1, 2023 - December 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	96	84	30	\$587,483	\$507,500	\$575,680	102%	\$49,348,537
	2023	86	87	24	\$530,000	\$460,000	\$515,570	104%	\$46,111,700
	<b>% Change</b>	<b>11.63%</b>	<b>-3.45%</b>	<b>25.00%</b>	<b>10.85%</b>	<b>10.33%</b>	<b>11.66%</b>	<b>-1.92%</b>	<b>7.02%</b>
Danvers	2024	98	91	28	\$487,655	\$502,500	\$481,080	102%	\$44,376,000
	2023	80	69	26	\$491,794	\$465,000	\$479,461	103%	\$33,933,790
	<b>% Change</b>	<b>22.50%</b>	<b>31.88%</b>	<b>7.69%</b>	<b>-0.84%</b>	<b>8.06%</b>	<b>0.34%</b>	<b>-0.97%</b>	<b>30.77%</b>
Gloucester	2024	86	74	57	\$773,257	\$625,000	\$781,589	99%	\$57,221,019
	2023	104	79	32	\$645,038	\$529,000	\$644,404	102%	\$50,957,992
	<b>% Change</b>	<b>-17.31%</b>	<b>-6.33%</b>	<b>78.13%</b>	<b>19.88%</b>	<b>18.15%</b>	<b>21.29%</b>	<b>-2.94%</b>	<b>12.29%</b>
Ipswich	2024	49	45	33	\$691,220	\$615,000	\$669,088	103%	\$31,104,892
	2023	54	47	43	\$662,571	\$575,000	\$632,491	104%	\$31,140,816
	<b>% Change</b>	<b>-9.26%</b>	<b>-4.26%</b>	<b>-23.26%</b>	<b>4.32%</b>	<b>6.96%</b>	<b>5.79%</b>	<b>-0.96%</b>	<b>-0.12%</b>
Lynn	2024	208	166	29	\$375,544	\$364,117	\$373,434	100%	\$62,340,235
	2023	175	128	33	\$346,374	\$335,000	\$341,270	102%	\$44,335,850
	<b>% Change</b>	<b>18.86%</b>	<b>29.69%</b>	<b>-12.12%</b>	<b>8.42%</b>	<b>8.69%</b>	<b>9.42%</b>	<b>-1.96%</b>	<b>40.61%</b>
Marblehead	2024	55	48	36	\$661,849	\$597,500	\$651,593	102%	\$31,768,732
	2023	59	42	25	\$630,879	\$605,206	\$610,917	103%	\$26,496,911
	<b>% Change</b>	<b>-6.78%</b>	<b>14.29%</b>	<b>44.00%</b>	<b>4.91%</b>	<b>-1.27%</b>	<b>6.66%</b>	<b>-0.97%</b>	<b>19.90%</b>
Peabody	2024	80	78	31	\$471,643	\$465,000	\$468,411	101%	\$36,788,122
	2023	100	98	20	\$475,709	\$468,950	\$464,117	103%	\$46,619,451
	<b>% Change</b>	<b>-20.00%</b>	<b>-20.41%</b>	<b>55.00%</b>	<b>-0.85%</b>	<b>-0.84%</b>	<b>0.93%</b>	<b>-1.94%</b>	<b>-21.09%</b>
Revere	2024	174	92	27	\$491,180	\$490,000	\$486,647	101%	\$45,188,553
	2023	117	79	28	\$465,707	\$460,000	\$468,533	100%	\$36,790,870
	<b>% Change</b>	<b>48.72%</b>	<b>16.46%</b>	<b>-3.57%</b>	<b>5.47%</b>	<b>6.52%</b>	<b>3.87%</b>	<b>1.00%</b>	<b>22.83%</b>
Rockport	2024	34	22	74	\$588,909	\$575,000	\$600,236	99%	\$12,956,000
	2023	29	26	53	\$476,619	\$424,500	\$479,762	99%	\$12,392,100
	<b>% Change</b>	<b>17.24%</b>	<b>-15.38%</b>	<b>39.62%</b>	<b>23.56%</b>	<b>35.45%</b>	<b>25.11%</b>	<b>0.00%</b>	<b>4.55%</b>
Salem	2024	292	253	32	\$524,523	\$500,000	\$520,049	101%	\$132,704,358
	2023	277	249	29	\$487,224	\$485,000	\$477,957	102%	\$121,318,791
	<b>% Change</b>	<b>5.42%</b>	<b>1.61%</b>	<b>10.34%</b>	<b>7.66%</b>	<b>3.09%</b>	<b>8.81%</b>	<b>-0.98%</b>	<b>9.38%</b>



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Town	Year	Properties Listed	Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
Saugus	2024	38	39	28	\$469,854	\$445,000	\$459,131	102%	\$18,324,300
	2023	42	39	18	\$443,009	\$436,000	\$426,269	104%	\$17,277,350
	<b>% Change</b>	<b>-9.52%</b>	<b>0.00%</b>	<b>55.56%</b>	<b>6.06%</b>	<b>2.06%</b>	<b>7.71%</b>	<b>-1.92%</b>	<b>6.06%</b>
Swampscott	2024	56	44	43	\$600,264	\$464,950	\$607,039	100%	\$26,411,600
	2023	55	42	33	\$457,695	\$428,500	\$449,009	102%	\$19,223,176
	<b>% Change</b>	<b>1.82%</b>	<b>4.76%</b>	<b>30.30%</b>	<b>31.15%</b>	<b>8.51%</b>	<b>35.20%</b>	<b>-1.96%</b>	<b>37.39%</b>
Wakefield	2024	106	65	26	\$586,894	\$567,500	\$575,478	102%	\$38,148,102
	2023	71	67	20	\$550,253	\$556,900	\$530,332	104%	\$36,866,976
	<b>% Change</b>	<b>49.30%</b>	<b>-2.99%</b>	<b>30.00%</b>	<b>6.66%</b>	<b>1.90%</b>	<b>8.51%</b>	<b>-1.92%</b>	<b>3.47%</b>
	<b>Year</b>	<b>Properties Listed</b>	<b>Properties Sold</b>	<b>Average DOM</b>	<b>Average Sale Price</b>	<b>Median Price</b>	<b>Average List Price</b>	<b>Sale Price/ List Price Ratio</b>	<b>Total Sales Volume</b>
<b>TOTALS</b>	2024	1372	1101	33	\$532,862	\$485,000	\$528,116	101%	\$586,681,049
	2023	1249	1052	28	\$497,591	\$460,000	\$487,558	102%	\$523,465,773
	<b>% Change</b>	<b>9.85%</b>	<b>4.66%</b>	<b>17.86%</b>	<b>7.09%</b>	<b>5.43%</b>	<b>8.32%</b>	<b>-0.98%</b>	<b>12.08%</b>