



## Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - February 29, 2024 vs. January 1, 2023 - February 28, 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	15	6	51	\$589,667	\$444,000	\$623,300	96%	\$3,538,000
	2023	8	9	45	\$653,906	\$565,000	\$672,367	99%	\$5,885,150
	<b>% Change</b>	<b>87.50%</b>	<b>-33.33%</b>	<b>13.33%</b>	<b>-9.82%</b>	<b>-21.42%</b>	<b>-7.30%</b>	<b>-3.03%</b>	<b>-39.88%</b>
Danvers	2024	13	11	42	\$488,936	\$500,000	\$475,677	103%	\$5,378,300
	2023	2	4	28	\$511,125	\$460,000	\$508,125	101%	\$2,044,500
	<b>% Change</b>	<b>550.00%</b>	<b>175.00%</b>	<b>50.00%</b>	<b>-4.34%</b>	<b>8.70%</b>	<b>-6.39%</b>	<b>1.98%</b>	<b>163.06%</b>
Gloucester	2024	10	9	74	\$923,833	\$688,500	\$916,111	100%	\$8,314,500
	2023	8	7	49	\$495,831	\$375,000	\$503,973	98%	\$3,470,814
	<b>% Change</b>	<b>25.00%</b>	<b>28.57%</b>	<b>51.02%</b>	<b>86.32%</b>	<b>83.60%</b>	<b>81.78%</b>	<b>2.04%</b>	<b>139.55%</b>
Ipswich	2024	5	5	32	\$643,948	\$570,000	\$636,700	101%	\$3,219,742
	2023	8	5	44	\$651,527	\$511,500	\$602,600	104%	\$3,257,636
	<b>% Change</b>	<b>-37.50%</b>	<b>0.00%</b>	<b>-27.27%</b>	<b>-1.16%</b>	<b>11.44%</b>	<b>5.66%</b>	<b>-2.88%</b>	<b>-1.16%</b>
Lynn	2024	27	23	29	\$363,039	\$359,900	\$361,209	100%	\$8,349,899
	2023	23	13	30	\$350,369	\$335,000	\$348,138	101%	\$4,554,800
	<b>% Change</b>	<b>17.39%</b>	<b>76.92%</b>	<b>-3.33%</b>	<b>3.62%</b>	<b>7.43%</b>	<b>3.75%</b>	<b>-0.99%</b>	<b>83.32%</b>
Marblehead	2024	12	3	107	\$790,833	\$850,000	\$824,667	96%	\$2,372,500
	2023	10	3	22	\$441,667	\$465,000	\$443,000	100%	\$1,325,000
	<b>% Change</b>	<b>20.00%</b>	<b>0.00%</b>	<b>386.36%</b>	<b>79.06%</b>	<b>82.80%</b>	<b>86.16%</b>	<b>-4.00%</b>	<b>79.06%</b>
Peabody	2024	11	9	39	\$416,433	\$400,000	\$413,911	101%	\$3,747,900
	2023	10	13	24	\$503,743	\$450,000	\$503,992	100%	\$6,548,656
	<b>% Change</b>	<b>10.00%</b>	<b>-30.77%</b>	<b>62.50%</b>	<b>-17.33%</b>	<b>-11.11%</b>	<b>-17.87%</b>	<b>1.00%</b>	<b>-42.77%</b>
Revere	2024	14	10	27	\$454,580	\$484,950	\$449,149	101%	\$4,545,800
	2023	9	15	38	\$412,900	\$415,000	\$419,293	99%	\$6,193,500
	<b>% Change</b>	<b>55.56%</b>	<b>-33.33%</b>	<b>-28.95%</b>	<b>10.09%</b>	<b>16.86%</b>	<b>7.12%</b>	<b>2.02%</b>	<b>-26.60%</b>
Rockport	2024	2	3	126	\$861,667	\$750,000	\$892,667	96%	\$2,585,000
	2023	2	4	82	\$436,250	\$415,000	\$454,475	96%	\$1,745,000
	<b>% Change</b>	<b>0.00%</b>	<b>-25.00%</b>	<b>53.66%</b>	<b>97.52%</b>	<b>80.72%</b>	<b>96.42%</b>	<b>0.00%</b>	<b>48.14%</b>
Salem	2024	42	35	37	\$508,957	\$470,000	\$508,217	101%	\$17,813,500
	2023	24	35	60	\$477,757	\$467,500	\$484,637	99%	\$16,721,500
	<b>% Change</b>	<b>75.00%</b>	<b>0.00%</b>	<b>-38.33%</b>	<b>6.53%</b>	<b>0.53%</b>	<b>4.87%</b>	<b>2.02%</b>	<b>6.53%</b>



## Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - February 29, 2024 vs. January 1, 2023 - February 28, 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
<b>Saugus</b>	2024	5	6	32	\$429,150	\$445,000	\$429,950	99%	\$2,574,900
	2023	3	4	33	\$401,000	\$399,500	\$404,500	99%	\$1,604,000
	<b>% Change</b>	<b>66.67%</b>	<b>50.00%</b>	<b>-3.03%</b>	<b>7.02%</b>	<b>11.39%</b>	<b>6.29%</b>	<b>0.00%</b>	<b>60.53%</b>
<b>Swampscott</b>	2024	9	2	35	\$1,880,000	\$1,880,000	\$1,987,450	95%	\$3,760,000
	2023	9	3	41	\$351,092	\$328,276	\$376,332	93%	\$1,053,276
	<b>% Change</b>	<b>0.00%</b>	<b>-33.33%</b>	<b>-14.63%</b>	<b>435.47%</b>	<b>472.69%</b>	<b>428.11%</b>	<b>2.15%</b>	<b>256.98%</b>
<b>Wakefield</b>	2024	9	4	39	\$463,750	\$417,500	\$472,000	100%	\$1,855,000
	2023	13	9	24	\$537,111	\$530,000	\$521,311	105%	\$4,834,000
	<b>% Change</b>	<b>-30.77%</b>	<b>-55.56%</b>	<b>62.50%</b>	<b>-13.66%</b>	<b>-21.23%</b>	<b>-9.46%</b>	<b>-4.76%</b>	<b>-61.63%</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	174	126	42	\$540,119	\$468,950	\$542,122	100%	\$68,055,041
	2023	129	124	43	\$477,724	\$438,950	\$480,159	100%	\$59,237,832
	<b>% Change</b>	<b>34.88%</b>	<b>1.61%</b>	<b>-2.33%</b>	<b>13.06%</b>	<b>6.83%</b>	<b>12.90%</b>	<b>0.00%</b>	<b>14.88%</b>

MLS PIN Total Sold Market Statistics 1/1/24 - 2/29/24, 1/1/23 - 2/28/23. Data includes all condo sales in the towns listed. Data maintained by MLS PIN may not reflected all real estate activity in the market.