



Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - July 31, 2024 vs. January 1, 2023 - July 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	63	47	28	\$630,001	\$513,000	\$614,449	103%	\$29,610,037
	2023	54	43	28	\$516,515	\$460,000	\$498,467	105%	\$22,210,150
	% Change	16.67%	9.30%	0.00%	21.97%	11.52%	23.27%	-1.90%	33.32%
Danvers	2024	60	48	28	\$467,756	\$480,000	\$457,551	103%	\$22,452,300
	2023	45	31	26	\$493,693	\$465,000	\$481,958	103%	\$15,304,490
	% Change	33.33%	54.84%	7.69%	-5.25%	3.23%	-5.06%	0.00%	46.70%
Gloucester	2024	55	42	49	\$728,021	\$612,500	\$732,181	100%	\$30,576,900
	2023	66	48	31	\$650,732	\$507,500	\$648,640	101%	\$31,235,114
	% Change	-16.67%	-12.50%	58.06%	11.88%	20.69%	12.88%	-0.99%	-2.11%
Ipswich	2024	33	27	37	\$703,625	\$570,000	\$669,922	104%	\$18,997,869
	2023	33	26	45	\$643,908	\$530,000	\$611,669	105%	\$16,741,616
	% Change	0.00%	3.85%	-17.78%	9.27%	7.55%	9.52%	-0.95%	13.48%
Lynn	2024	114	97	28	\$367,744	\$360,000	\$363,347	101%	\$35,671,199
	2023	97	67	30	\$352,431	\$340,000	\$345,704	102%	\$23,612,900
	% Change	17.53%	44.78%	-6.67%	4.34%	5.88%	5.10%	-0.98%	51.07%
Marblehead	2024	39	27	38	\$653,238	\$590,000	\$645,339	102%	\$17,637,427
	2023	38	24	19	\$500,538	\$496,250	\$482,033	103%	\$12,012,911
	% Change	2.63%	12.50%	100.00%	30.51%	18.89%	33.88%	-0.97%	46.82%
Peabody	2024	47	39	30	\$463,501	\$456,000	\$460,266	101%	\$18,076,522
	2023	51	49	21	\$475,895	\$470,000	\$466,963	102%	\$23,318,856
	% Change	-7.84%	-20.41%	42.86%	-2.60%	-2.98%	-1.43%	-0.98%	-22.48%
Revere	2024	109	52	25	\$484,783	\$480,950	\$478,992	102%	\$25,208,700
	2023	60	43	26	\$470,220	\$477,500	\$464,730	101%	\$20,219,470
	% Change	81.67%	20.93%	-3.85%	3.10%	0.72%	3.07%	0.99%	24.68%
Rockport	2024	17	13	94	\$593,154	\$615,000	\$599,638	99%	\$7,711,000
	2023	15	14	67	\$469,007	\$487,500	\$475,914	98%	\$6,566,100
	% Change	13.33%	-7.14%	40.30%	26.47%	26.15%	26.00%	1.02%	17.44%
Salem	2024	170	145	30	\$526,116	\$499,000	\$519,276	102%	\$76,286,883
	2023	151	130	35	\$481,682	\$470,000	\$474,028	102%	\$62,618,631
	% Change	12.58%	11.54%	-14.29%	9.22%	6.17%	9.55%	0.00%	21.83%
Saugus	2024	22	19	25	\$430,568	\$425,000	\$419,637	103%	\$8,180,800
	2023	21	19	23	\$450,995	\$450,000	\$437,553	103%	\$8,568,900
	% Change	4.76%	0.00%	8.70%	-4.53%	-5.56%	-4.09%	0.00%	-4.53%



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Swampscott	2024	37	24	33	\$731,658	\$491,000	\$743,296	100%	\$17,559,800
	2023	34	25	40	\$455,195	\$415,000	\$452,204	100%	\$11,379,876
	% Change	8.82%	-4.00%	-17.50%	60.74%	18.31%	64.37%	0.00%	54.31%
Wakefield	2024	58	31	20	\$545,065	\$559,000	\$528,252	104%	\$16,897,000
	2023	49	39	21	\$558,284	\$555,500	\$539,471	104%	\$21,773,076
	% Change	18.37%	-20.51%	-4.76%	-2.37%	0.63%	-2.08%	0.00%	-22.39%
	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	830	611	32	\$531,696	\$475,000	\$524,531	102%	\$324,866,437
	2023	714	558	30	\$493,839	\$459,500	\$483,787	102%	\$275,562,090
	% Change	16.25%	9.50%	6.67%	7.67%	3.37%	8.42%	0.00%	17.89%