



Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - June 30, 2024 vs. January 1, 2023 - June 30, 2023

Town	Year	Number of Properties Listed	Number of Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/List Price Ratio	Total Sales Volume
Beverly	2024	54	43	30	\$633,373	\$505,000	\$620,638	103%	\$27,235,037
	2023	43	39	29	\$520,029	\$460,000	\$503,877	104%	\$20,281,150
	% Change	25.58%	10.26%	3.45%	21.80%	9.78%	23.17%	-0.96%	34.29%
Danvers	2024	51	40	28	\$473,933	\$492,500	\$461,769	103%	\$18,957,300
	2023	34	23	25	\$491,804	\$462,500	\$480,630	103%	\$11,311,490
	% Change	50.00%	73.91%	12.00%	-3.63%	6.49%	-3.92%	0.00%	67.59%
Gloucester	2024	46	33	56	\$705,724	\$599,000	\$711,809	100%	\$23,288,900
	2023	55	35	32	\$603,406	\$417,000	\$600,623	102%	\$21,119,214
	% Change	-16.36%	-5.71%	75.00%	16.96%	43.65%	18.51%	-1.96%	10.27%
Ipswich	2024	26	18	45	\$754,882	\$644,500	\$710,561	104%	\$13,587,869
	2023	30	20	53	\$669,322	\$525,750	\$639,325	103%	\$13,386,436
	% Change	-13.33%	-10.00%	-15.09%	12.78%	22.59%	11.14%	0.97%	1.50%
Lynn	2024	104	82	28	\$359,424	\$353,000	\$356,707	100%	\$29,472,799
	2023	82	59	29	\$360,186	\$345,000	\$354,468	102%	\$21,251,000
	% Change	26.83%	38.98%	-3.45%	-0.21%	2.32%	0.63%	-1.96%	38.69%
Marblehead	2024	36	23	35	\$597,472	\$580,000	\$591,094	102%	\$13,741,860
	2023	35	22	19	\$487,996	\$485,000	\$472,673	103%	\$10,735,911
	% Change	2.86%	4.55%	84.21%	22.43%	19.59%	25.05%	-0.97%	28.00%
Peabody	2024	38	36	31	\$453,030	\$443,750	\$450,322	101%	\$16,309,072
	2023	41	38	22	\$466,607	\$467,500	\$456,308	102%	\$17,731,056
	% Change	-7.32%	-5.26%	40.91%	-2.91%	-5.08%	-1.31%	-0.98%	-8.02%
Revere	2024	93	46	26	\$488,387	\$486,000	\$482,819	101%	\$22,465,800
	2023	48	32	24	\$459,030	\$468,750	\$455,559	101%	\$14,688,970
	% Change	93.75%	43.75%	8.33%	6.40%	3.68%	5.98%	0.00%	52.94%
Rockport	2024	13	12	98	\$610,083	\$627,500	\$616,283	99%	\$7,321,000
	2023	11	14	67	\$469,007	\$487,500	\$475,914	98%	\$6,566,100
	% Change	18.18%	-14.29%	46.27%	30.08%	28.72%	29.49%	1.02%	11.50%
Salem	2024	146	121	29	\$515,187	\$493,000	\$507,639	102%	\$62,337,633
	2023	127	107	37	\$476,798	\$470,000	\$470,195	102%	\$51,017,400
	% Change	14.96%	13.08%	-21.62%	8.05%	4.89%	7.96%	0.00%	22.19%



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Saugus	2024	19	16	27	\$430,675	\$412,500	\$421,144	102%	\$6,890,800
	2023	18	16	21	\$454,000	\$475,000	\$438,413	104%	\$7,264,000
	% Change	5.56%	0.00%	28.57%	-5.14%	-13.16%	-3.94%	-1.92%	-5.14%
Swampscott	2024	32	19	36	\$804,253	\$505,000	\$820,537	100%	\$15,280,800
	2023	31	22	43	\$428,903	\$408,000	\$427,323	99%	\$9,435,876
	% Change	3.23%	-13.64%	-16.28%	87.51%	23.77%	92.02%	1.01%	61.94%
Wakefield	2024	47	21	23	\$536,548	\$546,000	\$522,105	103%	\$11,267,500
	2023	45	31	20	\$519,209	\$530,000	\$503,931	104%	\$16,095,476
	% Change	4.44%	-32.26%	15.00%	3.34%	3.02%	3.61%	-0.96%	-30.00%
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TOTALS	2024	705	510	33	\$525,797	\$472,500	\$519,249	101%	\$268,156,370
	2023	600	458	32	\$482,280	\$450,000	\$473,265	102%	\$220,884,079
	% Change	17.50%	11.35%	3.13%	9.02%	5.00%	9.72%	-0.98%	21.40%