



Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - March 31, 2024 vs. January 1, 2023 - March 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	23	13	32	\$589,492	\$432,500	\$606,023	98%	\$7,663,400
	2023	20	15	33	\$558,010	\$443,000	\$562,273	101%	\$8,370,150
	% Change	15.00%	-13.33%	-3.03%	5.64%	-2.37%	7.78%	-2.97%	-8.44%
Danvers	2024	20	17	37	\$471,606	\$500,000	\$462,379	103%	\$8,017,300
	2023	10	5	35	\$531,900	\$465,000	\$539,480	100%	\$2,659,500
	% Change	100.00%	240.00%	5.71%	-11.34%	7.53%	-14.29%	3.00%	201.46%
Gloucester	2024	16	14	63	\$739,893	\$544,000	\$732,343	101%	\$10,358,500
	2023	19	10	38	\$445,271	\$382,500	\$451,371	98%	\$4,452,714
	% Change	-15.79%	40.00%	65.79%	66.17%	42.22%	62.25%	3.06%	132.63%
Ipswich	2024	8	10	57	\$602,374	\$560,000	\$582,230	103%	\$6,023,742
	2023	10	9	59	\$573,893	\$410,000	\$546,422	103%	\$5,165,036
	% Change	-20.00%	11.11%	-3.39%	4.96%	36.59%	6.55%	0.00%	16.63%
Lynn	2024	52	34	29	\$370,244	\$357,450	\$369,179	100%	\$12,588,299
	2023	36	27	30	\$370,819	\$340,000	\$370,822	100%	\$10,012,100
	% Change	44.44%	25.93%	-3.33%	-0.16%	5.13%	-0.44%	0.00%	25.73%
Marblehead	2024	20	8	50	\$565,538	\$563,500	\$556,375	105%	\$4,524,300
	2023	19	7	19	\$384,857	\$375,000	\$375,143	101%	\$2,694,000
	% Change	5.26%	14.29%	163.16%	46.95%	50.27%	48.31%	3.96%	67.94%
Peabody	2024	14	16	42	\$440,448	\$407,500	\$447,175	99%	\$7,047,172
	2023	20	17	22	\$488,921	\$445,000	\$487,747	100%	\$8,311,656
	% Change	-30.00%	-5.88%	90.91%	-9.91%	-8.43%	-8.32%	-1.00%	-15.21%
Revere	2024	26	20	20	\$467,390	\$477,450	\$462,149	101%	\$9,347,800
	2023	17	17	35	\$432,853	\$415,000	\$436,694	99%	\$7,358,500
	% Change	52.94%	17.65%	-42.86%	7.98%	15.05%	5.83%	2.02%	27.03%
Rockport	2024	3	4	126	\$835,000	\$752,500	\$864,250	96%	\$3,340,000
	2023	3	8	97	\$433,263	\$415,000	\$450,238	97%	\$3,466,100
	% Change	0.00%	-50.00%	29.90%	92.72%	81.33%	91.95%	-1.03%	-3.64%
Salem	2024	60	58	32	\$493,945	\$468,950	\$490,519	101%	\$28,648,833
	2023	43	51	52	\$481,067	\$470,000	\$487,833	99%	\$24,534,400
	% Change	39.53%	13.73%	-38.46%	2.68%	-0.22%	0.55%	2.02%	16.77%
Saugus	2024	7	7	28	\$417,271	\$365,000	\$415,657	100%	\$2,920,900
	2023	8	8	30	\$447,250	\$453,500	\$443,475	101%	\$3,578,000
	% Change	-12.50%	-12.50%	-6.67%	-6.70%	-19.51%	-6.27%	-0.99%	-18.37%



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Swampscott	2024	15	6	21	\$1,054,650	\$533,950	\$1,102,450	97%	\$6,327,900	
	2023	12	6	31	\$394,213	\$396,000	\$405,816	97%	\$2,365,276	
	% Change	25.00%	0.00%	-32.26%	167.53%	34.84%	171.66%	0.00%	167.53%	
Wakefield	2024	12	10	33	\$571,700	\$553,000	\$560,070	103%	\$5,717,000	
	2023	17	12	25	\$518,250	\$512,500	\$504,717	104%	\$6,219,000	
	% Change	-29.41%	-16.67%	32.00%	10.31%	7.90%	10.97%	-0.96%	-8.07%	
		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	276	217	37	\$518,549	\$465,000	\$517,266	101%	\$112,525,146	
	2023	234	192	40	\$464,513	\$435,000	\$465,820	100%	\$89,186,432	
	% Change	17.95%	13.02%	-7.50%	11.63%	6.90%	11.04%	1.00%	26.17%	

MLSPIN Total Sold Market Statistics 1/1/24 - 3/31/24, 1/1/23 - 3/31/23. Data includes all condominium sales in the towns listed. Data maintained by MLSPIN may not reflected all real estate activity in the market.