



## Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - May 31, 2024 vs. January 1, 2023 - May 31, 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
Beverly	2024	42	30	23	\$641,335	\$490,000	\$630,227	102%
	2023	32	28	29	\$505,309	\$435,000	\$496,711	103%
	% Change	31.25%	7.14%	-20.69%	26.92%	12.64%	26.88%	-0.97%
Danvers	2024	41	35	30	\$474,780	\$485,000	\$464,481	103%
	2023	27	13	21	\$570,962	\$500,000	\$556,685	103%
	% Change	51.85%	169.23%	42.86%	-16.85%	-3.00%	-16.56%	0.00%
Gloucester	2024	33	29	60	\$700,776	\$599,000	\$707,682	100%
	2023	46	24	34	\$487,051	\$432,500	\$479,638	102%
	% Change	-28.26%	20.83%	76.47%	43.88%	38.50%	47.55%	-1.96%
Ipswich	2024	22	15	49	\$775,250	\$639,000	\$725,353	104%
	2023	24	13	69	\$716,541	\$511,500	\$685,985	102%
	% Change	-8.33%	15.38%	-28.99%	8.19%	24.93%	5.74%	1.96%
Lynn	2024	84	70	27	\$362,997	\$353,000	\$359,466	101%
	2023	66	43	32	\$354,142	\$335,000	\$352,102	101%
	% Change	27.27%	62.79%	-15.63%	2.50%	5.37%	2.09%	0.00%
Marblehead	2024	31	19	34	\$589,308	\$547,000	\$580,019	103%
	2023	29	17	20	\$470,289	\$485,000	\$457,000	103%
	% Change	6.90%	11.76%	70.00%	25.31%	12.78%	26.92%	0.00%
Peabody	2024	33	26	32	\$467,137	\$487,500	\$464,730	101%
	2023	35	34	23	\$466,663	\$457,500	\$460,200	101%
	% Change	-5.71%	-23.53%	39.13%	0.10%	6.56%	0.98%	0.00%
Revere	2024	62	41	25	\$485,532	\$475,000	\$478,563	102%
	2023	37	28	26	\$459,143	\$459,500	\$455,825	101%
	% Change	67.57%	46.43%	-3.85%	5.75%	3.37%	4.99%	0.99%
Rockport	2024	13	8	77	\$681,250	\$645,000	\$697,688	98%
	2023	8	11	75	\$465,282	\$450,000	\$474,073	98%
	% Change	62.50%	-27.27%	2.67%	46.42%	43.33%	47.17%	0.00%
Salem	2024	122	100	32	\$507,636	\$491,500	\$501,951	101%
	2023	90	87	38	\$474,551	\$467,500	\$468,477	101%
	% Change	35.56%	14.94%	-15.79%	6.97%	5.13%	7.15%	0.00%



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Saugus	2024	15	12	28	\$426,742	\$412,500	\$421,617	101%
	2023	17	13	22	\$448,308	\$450,000	\$438,054	103%
	% Change	-11.76%	-7.69%	27.27%	-4.81%	-8.33%	-3.75%	-1.94%
Swampscott	2024	27	16	20	\$735,675	\$487,500	\$743,900	101%
	2023	24	16	44	\$431,242	\$405,000	\$436,518	99%
	% Change	12.50%	0.00%	-54.55%	70.59%	20.37%	70.42%	2.02%
Wakefield	2024	36	16	27	\$563,094	\$559,500	\$549,963	103%
	2023	36	22	21	\$467,113	\$439,250	\$452,190	104%
	% Change	0.00%	-27.27%	28.57%	20.55%	27.38%	21.62%	-0.96%
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
TOTALS	2024	561	417	32	\$524,061	\$470,000	\$517,965	101%
	2023	471	349	33	\$469,712	\$439,000	\$462,730	102%
	% Change	19.11%	19.48%	-3.03%	11.57%	7.06%	11.94%	-0.98%



## Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - May 31, 2024 vs. January 1, 2023 - May 31, 2023

Total Sales Volume
\$19,240,037
\$14,148,650
<b>35.98%</b>
\$16,617,300
\$7,422,500
<b>123.88%</b>
\$20,322,500
\$11,689,214
<b>73.86%</b>
\$11,628,748
\$9,315,036
<b>24.84%</b>
\$25,360,799
\$15,228,100
<b>66.54%</b>
\$11,196,860
\$7,994,911
<b>40.05%</b>
\$12,145,572
\$15,866,556
<b>-23.45%</b>
\$19,906,800
\$12,856,000
<b>54.84%</b>
\$5,450,000
\$5,118,100
<b>6.48%</b>
\$50,763,633
\$41,285,900
<b>22.96%</b>



## Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - May 31, 2024 vs. January 1, 2023 - May 31, 2023

Total Sales Volume
\$5,120,900
\$5,828,000
<b>-12.13%</b>
\$11,770,800
\$6,899,876
<b>70.59%</b>
\$9,009,500
\$10,276,476
<b>-12.33%</b>
Total Sales Volume
\$218,533,449
\$163,929,319
<b>33.31%</b>