



Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - November 30, 2024 vs. January 1, 2023 - November 30, 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	89	79	29	\$595,779	\$505,000	\$583,838	102%	\$47,066,537
	2023	85	80	24	\$524,966	\$460,000	\$507,597	104%	\$41,997,300
	% Change	4.71%	-1.25%	20.83%	13.49%	9.78%	15.02%	-1.92%	12.07%
Danvers	2024	97	85	27	\$486,019	\$500,000	\$479,416	102%	\$41,311,600
	2023	78	59	26	\$490,617	\$465,000	\$476,225	104%	\$28,946,390
	% Change	24.36%	44.07%	3.85%	-0.94%	7.53%	0.67%	-1.92%	42.72%
Gloucester	2024	84	63	56	\$778,235	\$625,000	\$786,048	99%	\$49,028,800
	2023	100	72	31	\$646,647	\$527,000	\$647,313	101%	\$46,558,614
	% Change	-16.00%	-12.50%	80.65%	20.35%	18.60%	21.43%	-1.98%	5.31%
Ipswich	2024	49	41	34	\$710,973	\$625,000	\$687,931	103%	\$29,149,892
	2023	53	41	39	\$662,242	\$575,000	\$627,866	105%	\$27,151,916
	% Change	-7.55%	0.00%	-12.82%	7.36%	8.70%	9.57%	-1.90%	7.36%
Lynn	2024	198	151	27	\$376,514	\$360,000	\$373,511	101%	\$56,853,583
	2023	167	122	33	\$349,187	\$337,500	\$343,761	102%	\$42,600,850
	% Change	18.56%	23.77%	-18.18%	7.83%	6.67%	8.65%	-0.98%	33.46%
Marblehead	2024	54	45	37	\$641,416	\$595,000	\$630,055	102%	\$28,863,732
	2023	59	40	23	\$633,698	\$605,206	\$612,490	103%	\$25,347,911
	% Change	-8.47%	12.50%	60.87%	1.22%	-1.69%	2.87%	-0.97%	13.87%
Peabody	2024	75	69	31	\$480,321	\$468,000	\$477,308	101%	\$33,142,122
	2023	97	92	20	\$474,114	\$466,450	\$462,336	103%	\$43,618,451
	% Change	-22.68%	-25.00%	55.00%	1.31%	0.33%	3.24%	-1.94%	-24.02%
Revere	2024	165	84	26	\$491,583	\$491,000	\$487,629	101%	\$41,292,964
	2023	110	74	27	\$470,093	\$463,000	\$473,327	100%	\$34,786,870
	% Change	50.00%	13.51%	-3.70%	4.57%	6.05%	3.02%	1.00%	18.70%
Rockport	2024	34	20	79	\$611,350	\$612,500	\$622,310	99%	\$12,227,000
	2023	29	23	56	\$480,787	\$395,000	\$484,774	99%	\$11,058,100
	% Change	17.24%	-13.04%	41.07%	27.16%	55.06%	28.37%	0.00%	10.57%
Salem	2024	280	227	31	\$524,654	\$500,000	\$520,169	101%	\$119,096,458
	2023	263	230	30	\$487,734	\$485,000	\$477,526	102%	\$112,178,731
	% Change	6.46%	-1.30%	3.33%	7.57%	3.09%	8.93%	-0.98%	6.17%



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Saugus	2024	38	36	23	\$468,453	\$435,000	\$456,003	103%	\$16,864,300
	2023	41	34	20	\$447,013	\$440,500	\$429,994	104%	\$15,198,450
	% Change	-7.32%	5.88%	15.00%	4.80%	-1.25%	6.05%	-0.96%	10.96%
Swampscott	2024	53	41	41	\$611,710	\$475,000	\$618,166	100%	\$25,080,100
	2023	54	39	33	\$460,833	\$430,000	\$451,113	102%	\$17,972,476
	% Change	-1.85%	5.13%	24.24%	32.74%	10.47%	37.03%	-1.96%	39.55%
Wakefield	2024	100	58	25	\$589,417	\$564,000	\$577,348	102%	\$34,186,202
	2023	71	63	20	\$547,057	\$545,000	\$526,952	104%	\$34,464,576
	% Change	40.85%	-7.94%	25.00%	7.74%	3.49%	9.56%	-1.92%	-0.81%
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TOTALS	2024	1316	999	32	\$534,698	\$486,000	\$529,549	101%	\$534,163,290
	2023	1207	969	28	\$497,297	\$459,900	\$486,528	103%	\$481,880,635
	% Change	9.03%	3.10%	14.29%	7.52%	5.68%	8.84%	-1.94%	10.85%