



## Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - October 31, 2024 vs. January 1, 2023 - October 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	84	72	30	\$610,153	\$511,500	\$597,300	103%	\$43,931,037
	2023	80	71	24	\$526,300	\$460,000	\$508,903	104%	\$37,367,300
	% Change	5.00%	1.41%	25.00%	15.93%	11.20%	17.37%	-0.96%	17.57%
Danvers	2024	93	81	27	\$487,447	\$500,000	\$480,648	102%	\$39,483,200
	2023	66	51	25	\$484,519	\$462,500	\$471,071	104%	\$24,710,490
	% Change	40.91%	58.82%	8.00%	0.60%	8.11%	2.03%	-1.92%	59.78%
Gloucester	2024	79	58	50	\$768,514	\$625,000	\$774,466	100%	\$44,573,800
	2023	94	68	29	\$650,274	\$520,000	\$649,772	101%	\$44,218,614
	% Change	-15.96%	-14.71%	72.41%	18.18%	20.19%	19.19%	-0.99%	0.80%
Ipswich	2024	47	40	34	\$721,653	\$627,500	\$698,035	103%	\$28,866,119
	2023	50	40	39	\$671,623	\$580,340	\$636,700	105%	\$26,864,916
	% Change	-6.00%	0.00%	-12.82%	7.45%	8.13%	9.63%	-1.90%	7.45%
Lynn	2024	187	136	28	\$377,564	\$361,617	\$374,851	100%	\$51,348,683
	2023	153	110	34	\$345,135	\$335,000	\$339,377	102%	\$37,964,800
	% Change	22.22%	23.64%	-17.65%	9.40%	7.95%	10.45%	-1.96%	35.25%
Marblehead	2024	51	41	35	\$627,774	\$590,000	\$617,426	102%	\$25,738,732
	2023	56	37	23	\$619,619	\$575,500	\$599,368	103%	\$22,925,911
	% Change	-8.93%	10.81%	52.17%	1.32%	2.52%	3.01%	-0.97%	12.27%
Peabody	2024	69	63	31	\$475,113	\$456,000	\$471,752	101%	\$29,932,122
	2023	93	81	19	\$476,229	\$471,000	\$463,448	103%	\$38,574,551
	% Change	-25.81%	-22.22%	63.16%	-0.23%	-3.18%	1.79%	-1.94%	-22.40%
Revere	2024	155	75	25	\$491,993	\$492,000	\$486,389	102%	\$36,899,464
	2023	93	68	27	\$476,557	\$478,000	\$479,669	100%	\$32,405,870
	% Change	66.67%	10.29%	-7.41%	3.24%	2.93%	1.40%	2.00%	13.87%
Rockport	2024	29	16	86	\$622,875	\$615,000	\$636,394	99%	\$9,966,000
	2023	26	20	57	\$487,155	\$422,000	\$493,840	99%	\$9,743,100
	% Change	11.54%	-20.00%	50.88%	27.86%	45.73%	28.87%	0.00%	2.29%
Salem	2024	260	206	31	\$524,301	\$498,250	\$519,202	101%	\$108,005,933
	2023	237	206	30	\$488,247	\$480,000	\$477,468	103%	\$100,578,931
	% Change	9.70%	0.00%	3.33%	7.38%	3.80%	8.74%	-1.94%	7.38%



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Saugus	2024	37	33	24	\$469,600	\$445,000	\$457,158	103%	\$15,496,800
	2023	33	31	21	\$445,739	\$445,000	\$430,323	104%	\$13,817,900
	<b>% Change</b>	<b>12.12%</b>	<b>6.45%</b>	<b>14.29%</b>	<b>5.35%</b>	<b>0.00%</b>	<b>6.24%</b>	<b>-0.96%</b>	<b>12.15%</b>
Swampscott	2024	51	37	42	\$634,735	\$482,000	\$642,592	100%	\$23,485,200
	2023	53	38	34	\$463,697	\$435,000	\$454,039	102%	\$17,620,476
	<b>% Change</b>	<b>-3.77%</b>	<b>-2.63%</b>	<b>23.53%</b>	<b>36.89%</b>	<b>10.80%</b>	<b>41.53%</b>	<b>-1.96%</b>	<b>33.28%</b>
Wakefield	2024	93	52	25	\$584,235	\$560,250	\$571,373	103%	\$30,380,202
	2023	68	61	20	\$549,009	\$545,000	\$528,624	104%	\$33,489,576
	<b>% Change</b>	<b>36.76%</b>	<b>-14.75%</b>	<b>25.00%</b>	<b>6.42%</b>	<b>2.80%</b>	<b>8.09%</b>	<b>-0.96%</b>	<b>-9.28%</b>
	<b>Year</b>	<b>Properties Listed</b>	<b>Properties Sold</b>	<b>Average DOM</b>	<b>Average Sale Price</b>	<b>Median Price</b>	<b>Average List Price</b>	<b>Sale Price/ List Price Ratio</b>	<b>Total Sales Volume</b>
<b>TOTALS</b>	2024	1235	910	32	\$536,382	\$489,000	\$530,751	101%	\$488,107,292
	2023	1102	882	28	\$499,186	\$460,000	\$488,151	103%	\$440,282,435
	<b>% Change</b>	<b>12.07%</b>	<b>3.17%</b>	<b>14.29%</b>	<b>7.45%</b>	<b>6.30%</b>	<b>8.73%</b>	<b>-1.94%</b>	<b>10.86%</b>