



Market Stats - Cumulative Totals Condominium Sales

January 1, 2024 - September 30, 2024 vs. January 1, 2023 - September 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	74	70	30	\$615,543	\$521,500	\$602,367	103%	\$43,088,037
	2023	73	65	24	\$518,932	\$452,500	\$501,358	105%	\$33,730,550
	% Change	1.37%	7.69%	25.00%	18.62%	15.25%	20.15%	-1.90%	27.74%
Danvers	2024	84	68	27	\$487,313	\$497,500	\$478,484	102%	\$33,137,300
	2023	58	48	26	\$490,177	\$463,750	\$477,327	104%	\$23,528,490
	% Change	44.83%	41.67%	3.85%	-0.58%	7.28%	0.24%	-1.92%	40.84%
Gloucester	2024	68	53	49	\$757,828	\$625,000	\$762,134	100%	\$40,164,900
	2023	87	61	30	\$669,043	\$525,000	\$670,371	101%	\$40,811,614
	% Change	-21.84%	-13.11%	63.33%	13.27%	19.05%	13.69%	-0.99%	-1.58%
Ipswich	2024	45	36	34	\$697,892	\$620,000	\$670,319	103%	\$25,124,119
	2023	43	35	42	\$692,155	\$585,680	\$654,346	105%	\$24,225,416
	% Change	4.65%	2.86%	-19.05%	0.83%	5.86%	2.44%	-1.90%	3.71%
Lynn	2024	163	123	28	\$375,847	\$363,234	\$372,752	101%	\$46,229,183
	2023	136	86	30	\$354,300	\$340,000	\$346,867	102%	\$30,469,800
	% Change	19.85%	43.02%	-6.67%	6.08%	6.83%	7.46%	-0.98%	51.72%
Marblehead	2024	50	33	38	\$640,740	\$590,000	\$631,490	102%	\$21,144,427
	2023	52	33	23	\$598,922	\$574,500	\$573,294	104%	\$19,764,411
	% Change	-3.85%	0.00%	65.22%	6.98%	2.70%	10.15%	-1.92%	6.98%
Peabody	2024	61	57	30	\$477,450	\$465,000	\$472,821	101%	\$27,214,622
	2023	82	67	20	\$478,740	\$471,000	\$466,525	103%	\$32,075,551
	% Change	-25.61%	-14.93%	50.00%	-0.27%	-1.27%	1.35%	-1.94%	-15.15%
Revere	2024	141	67	24	\$494,548	\$490,000	\$489,025	101%	\$33,134,700
	2023	75	59	27	\$476,125	\$478,500	\$479,312	100%	\$28,091,370
	% Change	88.00%	13.56%	-11.11%	3.87%	2.40%	2.03%	1.00%	17.95%
Rockport	2024	23	15	91	\$628,400	\$615,000	\$645,553	98%	\$9,426,000
	2023	22	19	59	\$497,005	\$450,000	\$504,095	99%	\$9,443,100
	% Change	4.55%	-21.05%	54.24%	26.44%	36.67%	28.06%	-1.01%	-0.18%
Salem	2024	241	179	30	\$527,428	\$500,000	\$521,586	101%	\$94,409,683
	2023	215	178	31	\$484,040	\$480,000	\$473,007	103%	\$86,159,031
	% Change	12.09%	0.56%	-3.23%	8.96%	4.17%	10.27%	-1.94%	9.58%
Saugus	2024	33	24	23	\$446,492	\$425,000	\$433,450	103%	\$10,715,800
	2023	31	23	22	\$448,083	\$450,000	\$432,274	104%	\$10,305,900
	% Change	6.45%	4.35%	4.55%	-0.36%	-5.56%	0.27%	-0.96%	3.98%



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Swampscott	2024	45	30	32	\$673,757	\$478,500	\$683,597	100%	\$20,212,700
	2023	48	32	35	\$474,340	\$440,000	\$467,769	101%	\$15,178,876
	% Change	-6.25%	-6.25%	-8.57%	42.04%	8.75%	46.14%	-0.99%	33.16%
Wakefield	2024	81	42	21	\$595,807	\$564,000	\$580,412	103%	\$25,023,900
	2023	64	52	20	\$554,446	\$560,250	\$534,030	104%	\$28,831,176
	% Change	26.56%	-19.23%	5.00%	7.46%	0.67%	8.69%	-0.96%	-13.21%
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TOTALS	2024	1109	797	31	\$538,300	\$488,000	\$531,952	101%	\$429,025,371
	2023	986	758	29	\$504,770	\$460,000	\$493,449	103%	\$382,615,285
	% Change	12.47%	5.15%	6.90%	6.64%	6.09%	7.80%	-1.94%	12.13%