



Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - April 30, 2024 vs January 1, 2023 - April 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	10	4	61	\$914,250	\$812,500	\$911,500	100%	\$3,657,000
	2023	10	7	45	\$752,843	\$760,000	\$730,957	103%	\$5,269,900
	% Change	0.00%	-42.86%	35.56%	21.44%	6.91%	24.70%	-2.91%	-30.61%
Danvers	2024	6	3	133	\$1,032,167	\$1,120,000	\$1,043,300	102%	\$3,096,500
	2023	2	0	0	\$0	\$0	\$0	0%	\$0
	% Change	200.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Gloucester	2024	10	9	17	\$821,222	\$675,000	\$789,200	104%	\$7,391,000
	2023	8	6	51	\$575,333	\$525,000	\$615,633	94%	\$3,452,000
	% Change	25.00%	50.00%	-66.67%	42.74%	28.57%	28.19%	10.64%	114.11%
Lynn	2024	63	42	40	\$918,024	\$795,000	\$912,855	101%	\$38,557,000
	2023	40	34	53	\$660,950	\$683,700	\$666,865	99%	\$22,472,300
	% Change	57.50%	23.53%	-24.53%	38.89%	16.28%	36.89%	2.02%	71.58%
Marblehead	2024	4	0	0	\$0	\$0	\$0	0%	\$0
	2023	4	1	45	\$1,525,000	\$1,525,000	\$1,695,000	90%	\$1,525,000
	% Change	0.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%
Peabody	2024	8	10	31	\$789,300	\$762,500	\$783,730	101%	\$7,893,000
	2023	8	8	25	\$723,000	\$704,500	\$715,938	101%	\$5,784,000
	% Change	0.00%	25.00%	24.00%	9.17%	8.23%	9.47%	0.00%	36.46%
Revere	2024	35	20	22	\$818,690	\$837,500	\$801,057	103%	\$16,373,800
	2023	27	25	66	\$769,320	\$775,000	\$783,192	98%	\$19,233,000
	% Change	29.63%	-20.00%	-66.67%	6.42%	8.06%	2.28%	5.10%	-14.87%
Salem	2024	22	15	46	\$1,073,500	\$880,000	\$1,124,780	97%	\$16,102,500
	2023	15	16	57	\$841,563	\$705,000	\$867,875	97%	\$13,465,000
	% Change	46.67%	-6.25%	-19.30%	27.56%	24.82%	29.60%	0.00%	19.59%
Swampscott	2024	7	4	36	\$900,000	\$767,500	\$920,000	99%	\$3,600,000
	2023	5	3	50	\$692,667	\$740,000	\$694,633	99%	\$2,078,000
	% Change	40.00%	33.33%	-28.00%	29.93%	3.72%	32.44%	0.00%	73.24%
Totals	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	165	107	38	\$903,465	\$800,000	\$903,072	101%	\$96,670,800
	2023	119	104	53	\$734,838	\$710,000	\$745,961	99%	\$76,423,100
	% Change	38.66%	2.88%	-28.30%	22.95%	12.68%	21.06%	2.02%	26.49%