



## Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - August 31, 2024 vs January 1, 2023 - August 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	28	18	29	\$1,069,167	\$920,000	\$1,071,778	101%	\$19,245,000
	2023	19	17	30	\$805,176	\$810,000	\$771,500	104%	\$13,688,000
	% Change	47.37%	5.88%	-3.33%	32.79%	13.58%	38.92%	-2.88%	40.60%
Danvers	2024	12	9	61	\$958,111	\$841,500	\$962,611	105%	\$8,623,000
	2023	9	3	21	\$875,000	\$865,000	\$848,300	103%	\$2,625,000
	% Change	33.33%	200.00%	190.48%	9.50%	-2.72%	13.48%	1.94%	228.50%
Gloucester	2024	24	14	17	\$817,571	\$736,000	\$786,593	104%	\$11,446,000
	2023	24	11	35	\$659,727	\$620,000	\$670,982	98%	\$7,257,000
	% Change	0.00%	27.27%	-51.43%	23.93%	18.71%	17.23%	6.12%	57.72%
Lynn	2024	118	93	40	\$939,392	\$800,000	\$943,081	101%	\$87,363,500
	2023	111	79	35	\$716,085	\$730,000	\$705,889	101%	\$56,570,700
	% Change	6.31%	17.72%	14.29%	31.18%	9.59%	33.60%	0.00%	54.43%
Marblehead	2024	5	3	25	\$1,725,000	\$1,200,000	\$1,765,000	101%	\$5,175,000
	2023	8	2	97	\$1,257,000	\$1,257,000	\$1,342,000	95%	\$2,514,000
	% Change	-37.50%	50.00%	-74.23%	37.23%	-4.53%	31.52%	6.32%	105.85%
Peabody	2024	19	16	31	\$816,125	\$790,000	\$820,062	100%	\$13,058,000
	2023	14	17	29	\$750,971	\$730,000	\$728,447	104%	\$12,766,500
	% Change	35.71%	-5.88%	6.90%	8.68%	8.22%	12.58%	-3.85%	2.28%
Revere	2024	83	53	26	\$865,345	\$855,000	\$840,805	103%	\$45,863,280
	2023	54	53	48	\$824,253	\$800,000	\$823,156	100%	\$43,685,425
	% Change	53.70%	0.00%	-45.83%	4.99%	6.88%	2.14%	3.00%	4.99%
Salem	2024	49	44	30	\$1,018,283	\$890,000	\$1,052,321	99%	\$44,804,450
	2023	32	24	44	\$849,125	\$705,000	\$856,408	99%	\$20,379,000
	% Change	53.13%	83.33%	-31.82%	19.92%	26.24%	22.88%	0.00%	119.86%
Swampscott	2024	16	8	30	\$861,750	\$837,500	\$871,088	99%	\$6,894,000
	2023	15	7	27	\$764,000	\$750,000	\$761,271	100%	\$5,348,000
	% Change	6.67%	14.29%	11.11%	12.79%	11.67%	14.43%	-1.00%	28.91%
<b>Totals</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	354	258	33	\$939,815	\$840,000	\$941,565	101%	\$242,472,230
	2023	286	213	39	\$773,867	\$750,000	\$767,061	101%	\$164,833,625
	% Change	23.78%	21.13%	-15.38%	21.44%	12.00%	22.75%	0.00%	47.10%