



Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - February 29, 2024 vs January 1, 2023 - February 28, 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	5	2	111	\$1,016,000	\$1,016,000	\$1,024,000	99%	\$2,032,000
	2023	3	4	63	\$733,725	\$730,000	\$742,175	100%	\$2,934,900
	% Change	66.67%	-50.00%	76.19%	38.47%	39.18%	37.97%	-1.00%	-30.76%
Danvers	2024	1	1	375	\$1,150,000	\$1,150,000	\$1,400,000	82%	\$1,150,000
	2023	0	0	0	\$0	\$0	\$0	0%	\$0
	% Change	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Gloucester	2024	6	3	19	\$1,130,000	\$1,350,000	\$1,065,633	108%	\$3,390,000
	2023	5	4	28	\$473,750	\$482,500	\$491,700	96%	\$1,895,000
	% Change	20.00%	-25.00%	-32.14%	138.52%	179.79%	116.72%	12.50%	78.89%
Lynn	2024	34	16	30	\$784,750	\$765,000	\$794,763	100%	\$12,556,000
	2023	17	20	61	\$683,120	\$683,700	\$696,551	98%	\$13,662,400
	% Change	100.00%	-20.00%	-50.82%	14.88%	11.89%	14.10%	2.04%	-8.10%
Marblehead	2024	0	0	0	\$0	\$0	\$0	0%	\$0
	2023	1	0	0	\$0	\$0	\$0	0%	\$0
	% Change	-100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Peabody	2024	2	6	37	\$801,000	\$800,000	\$796,417	101%	\$831,333
	2023	5	4	16	\$705,750	\$701,500	\$708,450	100%	\$2,823,000
	% Change	-60.00%	50.00%	131.25%	13.50%	14.04%	12.42%	1.00%	-70.55%
Revere	2024	12	4	38	\$834,950	\$824,950	\$824,700	101%	\$3,339,800
	2023	12	13	80	\$772,154	\$735,000	\$804,554	96%	\$10,038,000
	% Change	0.00%	-69.23%	-52.50%	8.13%	12.24%	2.50%	5.21%	-66.73%
Salem	2024	5	9	34	\$947,389	\$850,000	\$964,856	99%	\$8,526,500
	2023	7	10	68	\$822,500	\$677,500	\$841,860	98%	\$8,225,000
	% Change	-28.57%	-10.00%	-50.00%	15.18%	25.46%	14.61%	1.02%	3.67%
Swampscott	2024	3	1	5	\$635,000	\$635,000	\$625,000	102%	\$635,000
	2023	3	1	53	\$555,000	\$555,000	\$609,900	91%	\$555,000
	% Change	0.00%	0.00%	-90.57%	14.41%	14.41%	2.48%	12.09%	14.41%
TOTALS	2024	68	42	43	\$867,507	\$799,900	\$874,931	100%	\$36,435,300
	2023	53	56	61	\$716,666	\$686,200	\$735,500	98%	\$40,133,300
	% Change	28.30%	-25.00%	-29.51%	21.05%	16.57%	18.96%	2.04%	-9.21%