



Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - July 31, 2024 vs January 1, 2023 - July 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	24	11	33	\$1,050,455	\$795,000	\$1,009,818	104%	\$11,555,000
	2023	17	15	33	\$809,133	\$810,000	\$777,767	104%	\$12,137,000
	% Change	41.18%	-26.67%	0.00%	29.82%	-1.85%	29.84%	0.00%	-4.80%
Danvers	2024	11	7	71	\$1,050,429	\$940,000	\$1,087,800	100%	\$7,353,000
	2023	7	2	21	\$837,500	\$837,500	\$847,450	99%	\$1,675,000
	% Change	57.14%	250.00%	238.10%	25.42%	12.24%	28.36%	1.01%	338.99%
Gloucester	2024	21	12	16	\$816,333	\$662,500	\$785,650	104%	\$9,796,000
	2023	17	11	35	\$659,727	\$620,000	\$670,982	98%	\$7,257,000
	% Change	23.53%	9.09%	-54.29%	23.74%	6.85%	17.09%	6.12%	34.99%
Lynn	2024	106	82	38	\$921,238	\$800,000	\$922,681	101%	\$75,541,500
	2023	91	67	39	\$705,951	\$725,000	\$699,561	101%	\$47,298,700
	% Change	16.48%	22.39%	-2.56%	30.50%	10.34%	31.89%	0.00%	59.71%
Marblehead	2024	5	2	21	\$1,075,000	\$1,075,000	\$1,022,500	105%	\$2,150,000
	2023	4	1	45	\$1,525,000	\$1,525,000	\$1,695,000	90%	\$1,525,000
	% Change	25.00%	100.00%	-53.33%	-29.51%	-29.51%	-39.68%	16.67%	40.98%
Peabody	2024	31	14	30	\$810,214	\$790,000	\$804,729	101%	\$11,343,000
	2023	12	16	29	\$759,156	\$744,500	\$740,913	103%	\$12,146,500
	% Change	158.33%	-12.50%	3.45%	6.73%	6.11%	8.61%	-1.94%	-6.62%
Revere	2024	75	46	23	\$863,484	\$838,015	\$104	104%	\$39,720,280
	2023	52	47	51	\$812,243	\$800,000	\$812,183	100%	\$38,175,425
	% Change	44.23%	-2.13%	-54.90%	6.31%	4.75%	-99.99%	4.00%	4.05%
Salem	2024	44	37	30	\$975,877	\$880,000	\$1,010,111	99%	\$36,107,450
	2023	27	23	44	\$857,783	\$710,000	\$864,948	99%	\$19,729,000
	% Change	62.96%	60.87%	-31.82%	13.77%	23.94%	16.78%	0.00%	83.02%
Swampscott	2024	15	6	33	\$913,333	\$920,000	\$923,300	100%	\$5,480,000
	2023	13	5	35	\$764,600	\$750,000	\$743,780	102%	\$3,823,000
	% Change	15.38%	20.00%	-5.71%	19.45%	22.67%	24.14%	-1.96%	43.34%
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	318	217	32	\$917,264	\$835,000	\$915,134	101%	\$199,046,230
	2023	240	187	41	\$768,805	\$750,000	\$764,426	101%	\$143,766,625
	% Change	32.50%	16.04%	-21.95%	19.31%	11.33%	19.72%	0.00%	38.45%