



## Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - June 30, 2024 vs January 1, 2023 - June 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	19	7	40	\$820,714	\$736,000	\$797,571	104%	\$5,745,000
	2023	16	12	37	\$781,833	\$795,000	\$756,883	104%	\$9,382,000
	% Change	18.75%	-41.67%	8.11%	4.97%	-7.42%	5.38%	0.00%	-38.77%
Danvers	2024	9	6	77	\$934,667	\$890,750	\$935,767	102%	\$5,608,000
	2023	7	0	0	\$0	\$0	\$0	0%	\$0
	% Change	28.57%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Gloucester	2024	17	10	18	\$859,100	\$736,000	\$822,780	104%	\$8,591,000
	2023	14	9	40	\$624,667	\$590,000	\$649,311	96%	\$5,622,000
	% Change	21.43%	11.11%	-55.00%	37.53%	24.75%	26.72%	8.33%	52.81%
Lynn	2024	95	67	42	\$949,112	\$800,000	\$953,352	101%	\$63,590,500
	2023	76	56	43	\$689,718	\$705,000	\$687,914	100%	\$38,624,200
	% Change	25.00%	19.64%	-2.33%	37.61%	13.48%	38.59%	1.00%	64.64%
Marblehead	2024	5	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	25.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%
Peabody	2024	11	13	29	\$803,692	\$770,000	\$795,477	101%	\$10,448,000
	2023	12	13	30	\$745,500	\$718,000	\$731,562	102%	\$9,691,500
	% Change	-8.33%	0.00%	-3.33%	7.81%	7.24%	8.74%	-0.98%	7.81%
Revere	2024	62	37	24	\$854,968	\$850,000	\$836,714	103%	\$31,633,800
	2023	46	43	50	\$802,105	\$800,000	\$802,856	100%	\$34,490,525
	% Change	34.78%	-13.95%	-52.00%	6.59%	6.25%	4.22%	3.00%	-8.28%
Salem	2024	38	25	35	\$1,034,418	\$900,000	\$1,078,020	98%	\$25,860,450
	2023	22	21	47	\$819,476	\$700,000	\$835,657	99%	\$17,209,000
	% Change	72.73%	19.05%	-25.53%	26.23%	28.57%	29.00%	-1.01%	50.27%
Swampscott	2024	13	5	36	\$908,000	\$900,000	\$927,980	99%	\$4,540,000
	2023	12	4	39	\$768,250	\$761,500	\$735,975	103%	\$3,073,000
	% Change	8.33%	25.00%	-7.69%	18.19%	18.19%	26.09%	-3.88%	47.74%
<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	269	170	36	\$917,746	\$830,000	\$918,765	101%	\$156,016,750
	2023	209	159	44	\$752,310	\$735,000	\$752,644	100%	\$119,617,225
	% Change	28.71%	6.92%	-18.18%	21.99%	12.93%	22.07%	1.00%	30.43%

MLS PIN Total Sold Market Statistics 1/1/24-6/30/24, 1/1/23-6/30/23. Data includes all multi-family sales in the towns listed. Data maintained by MLS PIN may not reflect all real estate activity in the market.