



Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - May 31, 2024 vs January 1, 2023 - May 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 | 15 | 5 | 50 | \$855,800 | \$790,000 | \$849,000 | 101% | \$4,279,000 |
| | 2023 | 14 | 9 | 40 | \$764,433 | \$780,000 | \$739,511 | 104% | \$6,879,900 |
| | % Change | 7.14% | -44.44% | 25.00% | 11.95% | 1.28% | 14.81% | -2.88% | -37.80% |
| Danvers | 2024 | 6 | 5 | 84 | \$975,000 | \$940,000 | \$975,940 | 102% | \$4,878,000 |
| | 2023 | 4 | 0 | 0 | \$0 | \$0 | \$0 | 0% | \$0 |
| | % Change | 50.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! |
| Gloucester | 2024 | 14 | 10 | 18 | \$859,100 | \$736,000 | \$822,780 | 104% | \$8,591,000 |
| | 2023 | 11 | 8 | 43 | \$582,750 | \$557,500 | \$614,850 | 95% | \$4,662,000 |
| | % Change | 27.27% | 25.00% | -58.14% | 47.42% | 32.02% | 33.82% | 9.47% | 84.28% |
| Lynn | 2024 | 82 | 54 | 47 | \$887,028 | \$800,000 | \$882,100 | 101% | \$47,899,500 |
| | 2023 | 55 | 44 | 49 | \$677,982 | \$690,450 | \$682,425 | 99% | \$29,831,200 |
| | % Change | 49.09% | 22.73% | -4.08% | 30.83% | 15.87% | 29.26% | 2.02% | 60.57% |
| 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 | 10 | 11 | 30 | \$786,636 | \$760,000 | \$774,754 | 102% | \$8,653,000 |
| | 2023 | 10 | 10 | 26 | \$739,500 | \$724,000 | \$731,150 | 101% | \$7,395,000 |
| | % Change | 0.00% | 10.00% | 15.38% | 6.37% | 4.97% | 5.96% | 0.99% | 17.01% |
| Revere | 2024 | 50 | 27 | 23 | \$832,548 | \$840,000 | \$817,039 | 103% | \$22,478,000 |
| | 2023 | 36 | 35 | 53 | \$797,744 | \$800,000 | \$799,866 | 100% | \$27,921,025 |
| | % Change | 38.89% | -22.86% | -56.60% | 4.36% | 5.00% | 2.15% | 3.00% | -19.49% |
| Salem | 2024 | 33 | 20 | 39 | \$1,111,375 | \$915,000 | \$1,174,085 | 97% | \$22,227,500 |
| | 2023 | 19 | 19 | 51 | \$824,947 | \$700,000 | \$844,726 | 98% | \$15,674,000 |
| | % Change | 73.68% | 5.26% | -23.53% | 34.72% | 30.71% | 38.99% | -1.02% | 41.81% |
| Swampscott | 2024 | 10 | 4 | 36 | \$900,000 | \$767,500 | \$920,000 | 99% | \$3,600,000 |
| | 2023 | 7 | 3 | 50 | \$692,667 | \$740,000 | \$694,633 | 99% | \$2,078,000 |
| | % Change | 42.86% | 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 | 135 | 136 | 39 | \$901,521 | \$825,000 | \$902,426 | 101% | \$122,606,800 |
| | 2023 | 133 | 133 | 47 | \$752,181 | \$718,000 | \$757,778 | 99% | \$100,040,025 |
| | % Change | 1.50% | 2.26% | -17.02% | 19.85% | 14.90% | 19.09% | 2.02% | 22.56% |