



Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - November 30, 2024 vs January 1, 2023 - November 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	40	27	27	\$1,036,926	\$925,000	\$1,034,289	101%	\$27,997,000
	2023	24	21	28	\$800,857	\$810,000	\$767,114	104%	\$16,818,000
	% Change	66.67%	28.57%	-3.57%	29.48%	14.20%	34.83%	-2.88%	66.47%
Danvers	2024	16	13	49	\$884,846	\$825,000	\$886,014	103%	\$11,503,000
	2023	15	8	29	\$890,000	\$821,500	\$884,238	101%	\$7,120,000
	% Change	6.67%	62.50%	68.97%	-0.58%	0.43%	0.20%	1.98%	61.56%
Gloucester	2024	34	22	25	\$845,000	\$798,000	\$822,009	103%	\$18,590,000
	2023	32	23	27	\$741,130	\$703,000	\$761,843	98%	\$17,046,000
	% Change	6.25%	-4.35%	-7.41%	14.02%	13.51%	7.90%	5.10%	9.06%
Lynn	2024	154	116	36	\$973,443	\$815,000	\$971,542	101%	\$112,919,400
	2023	155	116	32	\$747,162	\$748,500	\$732,020	102%	\$86,670,801
	% Change	-0.65%	0.00%	12.50%	30.29%	8.88%	32.72%	-0.98%	30.29%
Marblehead	2024	7	3	25	\$1,725,000	\$1,200,000	\$1,765,000	101%	\$5,175,000
	2023	11	6	49	\$1,094,083	\$1,044,500	\$1,123,833	99%	\$6,564,500
	% Change	-36.36%	-50.00%	-48.98%	57.67%	14.89%	57.05%	2.02%	-21.17%
Peabody	2024	27	26	30	\$811,962	\$790,000	\$810,135	101%	\$21,111,000
	2023	28	24	28	\$738,729	\$724,000	\$715,342	104%	\$17,729,500
	% Change	-3.57%	8.33%	7.14%	9.91%	9.12%	13.25%	-2.88%	19.07%
Revere	2024	117	78	24	\$890,555	\$860,379	\$869,100	103%	\$69,463,280
	2023	75	68	43	\$831,094	\$800,000	\$827,751	100%	\$56,514,425
	% Change	56.00%	14.71%	-44.19%	7.15%	7.55%	5.00%	3.00%	22.91%
Salem	2024	73	60	29	\$1,005,323	\$890,000	\$1,034,227	99%	\$60,319,350
	2023	52	42	38	\$873,571	\$768,000	\$872,817	100%	\$36,690,000
	% Change	40.38%	42.86%	-23.68%	15.08%	15.89%	18.49%	-1.00%	64.40%
Swampscott	2024	18	9	28	\$849,333	\$775,000	\$855,400	100%	\$7,644,000
	2023	20	10	24	\$760,300	\$757,500	\$753,380	101%	\$7,602,999
	% Change	-10.00%	-10.00%	16.67%	11.71%	2.31%	13.54%	-0.99%	0.54%
	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	486	354	30	\$945,542	\$845,000	\$943,863	101%	\$334,722,030
	2023	412	318	34	\$794,831	\$762,500	\$786,196	101%	\$252,756,225
	% Change	17.96%	11.32%	-11.76%	18.96%	10.82%	20.05%	0.00%	32.43%