



Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - October 31, 2024 vs January 1, 2023 - October 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	37	22	26	\$1,044,182	\$920,000	\$1,046,632	101%	\$22,972,000
	2023	21	21	28	\$800,857	\$810,000	\$767,114	104%	\$16,818,000
	% Change	76.19%	4.76%	-7.14%	30.38%	13.58%	36.44%	-2.88%	36.59%
Danvers	2024	15	11	53	\$931,636	\$826,500	\$926,664	105%	\$10,248,000
	2023	14	5	22	\$842,000	\$833,000	\$819,780	103%	\$4,210,000
	% Change	7.14%	120.00%	140.91%	10.65%	-0.78%	13.04%	1.94%	143.42%
Gloucester	2024	32	19	23	\$831,053	\$797,000	\$804,963	103%	\$15,790,000
	2023	31	19	29	\$659,000	\$642,000	\$674,605	97%	\$12,521,000
	% Change	3.23%	0.00%	-20.69%	26.11%	24.14%	19.32%	6.19%	26.11%
Lynn	2024	144	112	36	\$974,629	\$810,000	\$974,517	101%	\$109,158,400
	2023	144	108	32	\$749,081	\$746,500	\$734,738	102%	\$80,900,801
	% Change	0.00%	3.70%	12.50%	30.11%	8.51%	32.63%	-0.98%	34.93%
Marblehead	2024	6	3	25	\$1,725,000	\$1,200,000	\$1,765,000	101%	\$5,175,000
	2023	10	5	54	\$1,180,900	\$1,100,000	\$1,216,600	99%	\$5,904,500
	% Change	-40.00%	-40.00%	-53.70%	46.08%	9.09%	45.08%	2.02%	-12.35%
Peabody	2024	23	23	30	\$825,739	\$810,000	\$824,726	101%	\$18,992,000
	2023	25	18	28	\$751,472	\$744,500	\$725,478	104%	\$13,526,500
	% Change	-8.00%	27.78%	7.14%	9.88%	8.80%	13.68%	-2.88%	40.41%
Revere	2024	105	73	25	\$894,565	\$860,000	\$872,973	103%	\$65,303,280
	2023	69	62	45	\$836,491	\$813,000	\$833,131	101%	\$51,862,425
	% Change	52.17%	17.74%	-44.44%	6.94%	5.78%	4.78%	1.98%	25.92%
Salem	2024	67	54	29	\$1,022,395	\$905,000	\$1,055,702	99%	\$55,209,350
	2023	47	29	39	\$862,241	\$750,000	\$862,193	100%	\$25,005,000
	% Change	42.55%	86.21%	-25.64%	18.57%	20.67%	22.44%	-1.00%	120.79%
Swampscott	2024	16	9	28	\$849,333	\$775,000	\$855,400	100%	\$7,644,000
	2023	19	10	24	\$760,300	\$757,500	\$753,380	101%	\$7,602,999
	% Change	-15.79%	-10.00%	16.67%	11.71%	2.31%	13.54%	-0.99%	0.54%
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	445	326	31	\$952,430	\$843,250	\$952,014	101%	\$310,492,030
	2023	380	277	35	\$788,272	\$760,000	\$778,739	101%	\$218,351,225
	% Change	17.11%	17.69%	-11.43%	20.83%	10.95%	22.25%	0.00%	42.20%