



Market Stats - Cumulative Totals Multi Family Sales

January 1, 2024 - January 31, 2024 vs January 1, 2023 - January 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	1	1	58	\$732,000	\$732,000	\$749,000	98%	\$732,000
	2023	2	0	0	\$0	\$0	\$0	0%	\$0
	% Change	-50.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Danvers	2024	0	1	375	\$1,150,000	\$1,150,000	\$1,400,000	82%	\$1,150,000
	2023	0	0	0	\$0	\$0	\$0	0%	\$0
	% Change	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Gloucester	2024	5	0	0	\$0	\$0	\$0	0%	\$0
	2023	2	2	27	\$482,500	\$482,500	\$478,950	101%	\$965,000
	% Change	150.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%
Lynn	2024	22	9	39	\$747,222	\$730,000	\$756,400	99%	\$6,725,000
	2023	10	11	48	\$704,091	\$710,000	\$718,965	98%	\$7,745,000
	% Change	120.00%	-18.18%	-18.75%	6.13%	2.82%	5.21%	1.02%	-13.17%
Marblehead	2024	0	0	0	\$0	\$0	\$0	0%	\$0
	2023	0	0	0	\$0	\$0	\$0	0%	\$0
	% Change	No Changes	No Changes	No Changes	No Changes	No Changes	No Changes	No Changes	No Changes
Peabody	2024	0	4	26	\$787,500	\$800,000	\$776,000	102%	\$3,150,000
	2023	1	4	16	\$705,750	\$701,500	\$708,450	100%	\$2,823,000
	% Change	-100.00%	0.00%	62.50%	11.58%	14.04%	9.53%	2.00%	11.58%
Revere	2024	3	1	9	\$890,000	\$890,000	\$849,999	105%	\$890,000
	2023	9	8	49	\$793,750	\$722,500	\$810,288	98%	\$6,350,000
	% Change	-66.67%	-87.50%	-81.63%	12.13%	23.18%	4.90%	7.14%	-85.98%
Salem	2024	3	5	22	\$805,300	\$745,000	\$796,740	101%	\$4,026,500
	2023	5	5	53	\$658,000	\$655,000	\$682,760	96%	\$3,290,000
	% Change	-40.00%	0.00%	-58.49%	22.39%	13.74%	16.69%	5.21%	22.39%
Swampscott	2024	1	0	0	\$0	\$0	\$0	0%	\$0
	2023	3	0	0	\$0	\$0	\$0	0%	\$0
	% Change	-66.67%	No Changes	No Changes	No Changes	No Changes	No Changes	No Changes	No Changes
TOTALS	2024	35	21	48	\$793,976	\$750,000	\$804,490	100%	\$16,673,500
	2023	32	31	43	\$708,161	\$700,000	\$721,817	98%	\$21,953,000
	% Change	9.38%	-32.26%	11.63%	12.12%	7.14%	11.45%	2.04%	-24.05%