



## Multi Family Snapshot Comparison April 2024, 2023, 2022

Year	Town	Active	New	U/A	Expired	Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
2024	Beverly	2	2	2	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Beverly	0	0	5	0	3	21	\$778,333	\$810,000	\$716,000	109%	\$2,335,000
2022	Beverly	3	n/a	n/a	0	3	21	\$821,667	\$885,000	\$774,633	103%	\$2,465,000
2024	Danvers	1	1	2	0	2	12	\$973,250	\$973,250	\$864,950	112%	\$1,946,500
2023	Danvers	1	0	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Danvers	0	n/a	n/a	0	1	21	\$720,000	\$720,000	\$699,900	103%	\$720,000
2024	Gloucester	1	0	0	1	3	13	\$626,333	\$555,000	\$619,333	101%	\$1,879,000
2023	Gloucester	4	1	0	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Gloucester	5	n/a	n/a	0	1	5	\$681,000	\$681,000	\$639,000	107%	\$681,000
2024	Lynn	13	8	14	3	11	25	\$819,455	\$810,000	\$794,236	103%	\$9,014,000
2023	Lynn	13	8	8	0	4	25	\$690,000	\$722,500	\$674,700	102%	\$2,760,000
2022	Lynn	12	n/a	n/a	2	19	18	\$727,789	\$700,000	\$696,075	105%	\$13,828,000
2024	Marblehead	1	1	2	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	4	2	0	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Marblehead	2	n/a	n/a	0	1	109	\$785,000	\$785,000	\$849,000	92%	\$785,000
2024	Peabody	2	2	2	0	2	12	\$842,500	\$842,500	\$849,500	99%	\$1,685,000
2023	Peabody	2	1	2	0	2	45	\$710,500	\$710,500	\$689,450	103%	\$1,421,000
2022	Peabody	5	n/a	n/a	1	1	20	\$460,000	\$460,000	\$399,000	115%	\$460,000
2024	Revere	10	9	10	0	10	22	\$810,400	\$857,500	\$792,350	103%	\$8,104,000
2023	Revere	4	3	7	2	5	37	\$806,000	\$860,000	\$803,980	100%	\$4,030,000
2022	Revere	17	n/a	n/a	4	9	43	\$824,556	\$825,000	\$825,356	100%	\$7,421,000
2024	Salem	4	2	8	0	4	41	\$1,429,000	\$900,500	\$1,527,250	95%	\$5,716,000
2023	Salem	1	1	2	0	3	51	\$723,333	\$710,000	\$729,467	99%	\$2,170,000
2022	Salem	10	n/a	n/a	1	4	35	\$892,250	\$884,500	\$859,500	105%	\$3,569,000
2024	Swampscott	0	0	3	0	3	47	\$988,333	\$900,000	\$1,018,333	98%	\$2,965,000
2023	Swampscott	1	0	0	1	1	21	\$783,000	\$783,000	\$750,000	104%	\$783,000
2022	Swampscott	0	n/a	n/a	1	0	0	\$0	\$0	\$0	0%	\$0
<b>April Totals</b>		<b>Active</b>	<b>New</b>	<b>U/A</b>	<b>Expired</b>	<b>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>2024 Totals</b>		34	25	43	4	35	25	\$894,557	\$836,000	\$888,886	102%	\$31,309,500
<b>2023 Totals</b>		30	n/a	n/a	3	19	35	\$755,211	\$745,000	\$739,942	102%	\$14,349,000
<b>2022 Totals</b>		54	n/a	n/a	9	39	28	\$767,410	\$745,000	\$743,652	104%	\$29,929,000

MLS PIN Total Sold Market Statistics 4/1/24-4/30/24, 4/1/23-4/30/23, 4/1/22-4/30/22

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.