



Multi Family Snapshot Comparison December 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	1	1	0	1	6	21	\$893,000	\$857,500	\$880,817	103%	\$5,358,000
2023	Beverly	1	0	1	0	2	15	\$647,500	\$647,500	\$645,000	100%	\$1,295,000
2022	Beverly	2	0	0	2	2	15	\$951,000	\$951,000	\$925,000	102%	\$1,902,000
2024	Danvers	1	0	1	1	0	0	\$0	\$0	\$0	0%	\$0
2023	Danvers	1	0	0	0	1	55	\$1,275,000	\$1,275,000	\$1,250,000	102%	\$1,275,000
2022	Danvers	3	0	1	2	1	33	\$650,000	\$650,000	\$669,900	97%	\$650,000
2024	Gloucester	4	0	1	1	2	44	\$804,312	\$804,312	\$844,000	95%	\$1,608,623
2023	Gloucester	1	0	2	3	0	0	\$0	\$0	\$0	0%	\$0
2022	Gloucester	3	1	1	1	1	48	\$330,000	\$330,000	\$350,000	94%	\$3,300,000
2024	Lynn	16	8	12	2	10	65	\$1,625,250	\$887,500	\$1,634,280	102%	\$16,252,500
2023	Lynn	11	3	6	5	12	36	\$887,565	\$820,000	\$887,467	105%	\$10,650,776
2022	Lynn	17	5	8	3	8	45	\$718,250	\$762,500	\$727,488	98%	\$5,745,999
2024	Marblehead	1	0	0	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	1	0	0	0	1	20	\$805,000	\$805,000	\$699,000	115%	\$805,000
2022	Marblehead	2	1	0	2	0	0	\$0	\$0	\$0	0%	\$0
2024	Peabody	0	0	3	2	2	18	\$877,500	\$877,500	\$849,450	103%	\$1,755,000
2023	Peabody	0	0	4	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Peabody	2	1	1	0	2	42	\$695,000	\$695,000	\$734,950	95%	\$1,390,000
2024	Revere	8	4	3	0	8	26	\$977,625	\$925,000	\$977,578	100%	\$7,821,000
2023	Revere	4	1	4	5	5	47	\$848,000	\$790,000	\$864,980	99%	\$4,240,000
2022	Revere	8	3	8	2	8	28	\$784,225	\$767,500	\$806,725	98%	\$6,273,800
2024	Salem	3	1	2	0	7	32	\$1,019,633	\$785,000	\$1,011,714	103%	\$7,137,432
2023	Salem	4	1	5	1	4	21	\$993,750	\$795,000	\$1,006,200	98%	\$3,975,000
2022	Salem	5	2	3	3	6	25	\$663,173	\$702,520	\$657,650	101%	\$3,979,039
2024	Swampscott	1	0	0	0	1	12	\$860,000	\$860,000	\$799,900	108%	\$860,000
2023	Swampscott	0	0	0	0	2	26	\$762,500	\$762,500	\$774,450	99%	\$1,525,000
2022	Swampscott	2	2	1	0	0	0	\$0	\$0	\$0	0%	\$0
December Totals		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 Totals		35	14	22	7	36	37	\$1,133,127	\$875,000	\$1,131,031	102%	\$40,792,555
2023 Totals		23	5	22	14	27	34	\$880,214	\$800,000	\$881,007	102%	\$23,765,776
2022 Totals		46	n/a	n/a	15	29	33	\$844,512	\$745,000	\$862,048	98%	\$24,490,838

MLS PIN Total Sold Market Statistics 12/1/24-12/31/24, 12/1/23-12/31/23, 12/1/22-12/31/22.

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.