



Multi Family Snapshot Comparison February 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	1	0	1	163	\$1,300,000	\$1,300,000	\$1,299,000	100%	\$1,300,000
2023	Beverly	1	1	0	0	4	63	\$733,725	\$730,000	\$742,175	100%	\$2,934,900
2022	Beverly	1	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Danvers	0	0	1	1	0	0	\$0	\$0	\$0	0%	\$0
2023	Danvers	1	0	0	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Danvers	0	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Gloucester	3	0	2	0	3	19	\$1,130,000	\$1,350,000	\$1,065,633	108%	\$3,390,000
2023	Gloucester	3	1	2	1	2	29	\$465,000	\$465,000	\$504,450	92%	\$930,000
2022	Gloucester	0	n/a	n/a	0	2	8	\$562,500	\$562,500	\$6,650,000	83%	\$1,125,000
2024	Lynn	17	8	12	1	7	18	\$833,000	\$825,000	\$844,086	101%	\$5,831,000
2023	Lynn	10	4	10	1	9	77	\$657,489	\$650,000	\$669,156	99%	\$5,917,400
2022	Lynn	8	n/a	n/a	4	9	39	\$744,111	\$659,000	\$737,033	101%	\$6,697,000
2024	Marblehead	0	0	0	1	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	1	1	0	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Marblehead	0	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Peabody	1	0	3	0	2	58	\$828,000	\$828,000	\$837,250	99%	\$1,656,000
2023	Peabody	1	1	3	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Peabody	1	n/a	n/a	0	1	115	\$750,000	\$750,000	\$750,000	100%	\$750,000
2024	Revere	4	2	8	1	3	47	\$816,600	\$799,900	\$816,267	100%	\$2,449,800
2023	Revere	4	2	6	1	4	155	\$727,000	\$741,500	\$799,250	90%	\$2,908,000
2022	Revere	7	n/a	n/a	1	7	42	\$775,286	\$785,000	\$760,671	102%	\$5,427,000
2024	Salem	1	0	3	0	4	49	\$1,125,000	\$1,025,000	\$1,175,000	97%	\$4,500,000
2023	Salem	1	1	2	1	5	82	\$987,000	\$750,000	\$1,000,960	100%	\$4,935,000
2022	Salem	0	n/a	n/a	1	3	44	\$845,000	\$760,000	\$864,667	100%	\$2,535,000
2024	Swampscott	0	0	2	0	1	5	\$635,000	\$635,000	\$625,000	102%	\$635,000
2023	Swampscott	1	0	0	3	1	53	\$555,000	\$555,000	\$609,900	91%	\$555,000
2022	Swampscott	0	n/a	n/a	0	2	114	\$624,000	\$624,000	\$624,450	100%	\$1,248,000
February 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		28	12	32	4	21	38	\$941,038	\$850,000	\$945,371	101%	\$19,761,800
2023 Totals		22	n/a	n/a	7	25	84	\$727,212	\$650,000	\$752,468	97%	\$18,180,300
2022 Totals		17	n/a	n/a	6	24	47	\$740,917	\$737,500	\$745,037	99%	\$17,782,000

MLSPIN Total Sold Market Statistics 2/1/24-2/29/24, 2/1/23-2/28/23, 2/1/22-2/28/22.

Data includes all multi family sales in the towns listed. Data maintained by MLSPIN may not reflect all real estate activity in the market.