



## Multi Family Snapshot Comparison January 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	0	0	2	0	1	58	\$732,000	\$732,000	\$749,000	98%	\$732,000
2023	Beverly	1	1	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Beverly	1	n/a	n/a	1	4	14	\$725,750	\$726,500	\$665,675	109%	\$2,903,000
2024	Danvers	0	0	0	2	1	375	\$1,150,000	\$1,150,000	\$1,400,000	82%	\$1,150,000
2023	Danvers	1	0	0	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Danvers	1	n/a	n/a	0	1	7	\$505,000	\$505,000	\$429,999	117%	\$505,000
2024	Gloucester	5	3	2	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Gloucester	1	2	2	0	2	27	\$482,500	\$482,500	\$478,950	101%	\$965,000
2022	Gloucester	1	n/a	n/a	0	3	25	\$593,667	\$600,000	\$565,667	104%	\$1,781,000
2024	Lynn	19	9	12	1	9	39	\$747,222	\$730,000	\$756,400	99%	\$6,725,000
2023	Lynn	11	6	11	5	11	48	\$704,091	\$710,000	\$718,965	98%	\$7,745,000
2022	Lynn	11	n/a	n/a	0	17	27	\$712,876	\$725,000	\$692,849	103%	\$12,118,900
2024	Marblehead	1	0	0	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	0	0	1	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	0	0	4	26	\$787,500	\$800,000	\$776,000	102%	\$3,150,000
2023	Peabody	1	0	1	1	4	16	\$705,750	\$701,500	\$708,450	100%	\$2,823,000
2022	Peabody	1	n/a	n/a	1	3	15	\$750,500	\$700,000	\$713,300	105%	\$2,251,500
2024	Revere	2	1	3	0	1	9	\$890,000	\$890,000	\$849,999	105%	\$890,000
2023	Revere	10	5	6	1	8	49	\$793,750	\$722,500	\$810,288	98%	\$6,350,000
2022	Revere	10	n/a	n/a	4	11	19	\$823,316	\$784,500	\$804,305	102%	\$9,056,474
2024	Salem	0	0	5	1	5	22	\$805,300	\$745,000	\$796,740	101%	\$4,026,500
2023	Salem	2	2	6	0	5	53	\$658,000	\$655,000	\$682,760	96%	\$3,290,000
2022	Salem	2	n/a	n/a	0	3	29	\$613,333	\$600,000	\$646,333	95%	\$1,840,000
2024	Swampscott	0	0	1	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Swampscott	0	0	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Swampscott	0	n/a	n/a	2	0	0	\$0	\$0	\$0	0%	\$0
<b>January 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>		28	13	25	4	21	48	\$793,976	\$750,000	\$804,490	100%	\$16,673,500
<b>2023 Totals</b>		33	n/a	n/a	7	31	43	\$708,161	\$700,000	\$721,817	98%	\$21,953,000
<b>2022 Totals</b>		27	n/a	n/a	8	42	22	\$725,140	\$720,000	\$702,269	103%	\$30,455,874

MLSPIN Total Sold Market Statistics 1/1/24-1/31/24, 1/1/23-1/31/23, 1/1/22-1/31/22.

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