



Multi Family Snapshot Comparison July 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	4	3	3	1	4	21	\$1,452,500	\$947,500	\$1,381,250	106%	\$5,810,000
2023	Beverly	1	1	0	0	3	17	\$918,333	\$925,000	\$861,300	107%	\$2,755,000
2022	Beverly	6	n/a	n/a	0	1	6	\$1,180,000	\$1,180,000	\$1,075,000	110%	\$1,180,000
2024	Danvers	2	1	1	0	1	33	\$1,745,000	\$1,745,000	\$2,000,000	87%	\$1,745,000
2023	Danvers	1	0	1	0	2	21	\$837,500	\$837,500	\$847,450	99%	\$1,675,000
2022	Danvers	2	n/a	n/a	0	1	6	\$786,000	\$786,000	\$750,000	105%	\$786,000
2024	Gloucester	6	4	1	0	2	6	\$602,500	\$602,500	\$600,000	100%	\$1,205,000
2023	Gloucester	7	1	2	0	2	14	\$817,500	\$817,500	\$768,500	107%	\$1,635,000
2022	Gloucester	7	n/a	n/a	0	6	21	\$648,667	\$666,000	\$655,783	100%	\$3,892,000
2024	Lynn	13	3	6	3	15	19	\$796,733	\$780,000	\$785,681	101%	\$11,951,000
2023	Lynn	17	5	12	1	10	18	\$787,450	\$765,000	\$755,750	104%	\$7,874,500
2022	Lynn	24	n/a	n/a	5	17	20	\$734,235	\$735,000	\$717,604	103%	\$12,482,000
2024	Marblehead	1	0	0	0	2	21	\$1,075,000	\$1,075,000	\$1,022,500	105%	\$2,150,000
2023	Marblehead	0	0	1	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Marblehead	3	n/a	n/a	1	0	0	\$0	\$0	\$0	0%	\$0
2024	Peabody	2	0	6	0	1	39	\$895,000	\$925,000	\$895,000	97%	\$895,000
2023	Peabody	0	0	0	0	2	32	\$812,500	\$812,500	\$797,200	103%	\$1,625,000
2022	Peabody	3	n/a	n/a	2	1	58	\$735,000	\$735,000	\$789,000	93%	\$735,000
2024	Revere	10	4	12	0	9	20	\$898,498	\$900,000	\$843,363	106%	\$8,086,480
2023	Revere	7	3	6	0	3	57	\$946,667	\$975,000	\$933,299	102%	\$2,840,000
2022	Revere	18	n/a	n/a	2	15	32	\$824,127	\$825,000	\$814,277	101%	\$12,361,900
2024	Salem	4	2	7	0	12	19	\$853,917	\$820,000	\$868,534	99%	\$10,247,000
2023	Salem	6	3	2	1	2	13	\$1,260,000	\$1,260,000	\$1,172,500	106%	\$2,520,000
2022	Salem	9	n/a	n/a	0	8	18	\$804,388	\$700,050	\$755,238	106%	\$6,435,100
2024	Swampscott	2	2	2	1	1	15	\$940,000	\$940,000	\$899,900	104%	\$940,000
2023	Swampscott	3	1	1	1	1	20	\$750,000	\$750,000	\$775,000	97%	\$750,000
2022	Swampscott	2	n/a	n/a	1	1	13	\$835,000	\$835,000	\$835,000	100%	\$835,000
June 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		44	19	38	5	47	19	\$915,521	\$860,757	\$902,000	102%	\$43,029,480
2023 Totals		42	14	25	3	25	23	\$866,980	\$820,000	\$835,504	104%	\$21,674,500
2022 Totals		74	n/a	n/a	11	50	24	\$774,140	\$735,000	\$756,781	102%	\$38,707,000

MLSPIN Total Sold Market Statistics 7/1/24-7/31/24, 7/1/23-7/31/23, 7/1/22-7/31/22.

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