



## Multi Family Snapshot Comparison March 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	1	0	2	12	\$812,500	\$812,500	\$799,000	102%	\$1,625,000
2023	Beverly	2	2	1	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Beverly	1	n/a	n/a	0	1	93	\$698,800	\$698,800	\$700,000	100%	\$698,800
2024	Danvers	1	1	2	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Danvers	2	1	0	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Danvers	0	n/a	n/a	0	2	24	\$1,093,750	\$1,093,750	\$1,124,500	100%	\$2,187,500
2024	Gloucester	2	0	4	0	3	19	\$707,333	\$675,000	\$682,633	103%	\$2,122,000
2023	Gloucester	3	1	2	0	2	96	\$778,500	\$778,500	\$863,500	90%	\$1,557,000
2022	Gloucester	1	n/a	n/a	0	1	1	\$525,000	\$525,000	\$449,000	117%	\$525,000
2024	Lynn	9	3	12	2	14	66	\$1,156,214	\$795,000	\$1,149,086	100%	\$16,187,000
2023	Lynn	8	3	8	4	9	50	\$595,156	\$599,900	\$599,289	99%	\$5,356,400
2022	Lynn	13	n/a	n/a	3	10	45	\$3,083,400	\$753,500	\$3,110,857	103%	\$30,834,000
2024	Marblehead	2	2	0	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	2	1	0	0	1	45	\$1,525,000	\$1,525,000	\$1,695,000	90%	\$1,525,000
2022	Marblehead	0	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Peabody	1	1	3	0	2	32	\$701,000	\$701,000	\$679,900	103%	\$1,402,000
2023	Peabody	1	1	2	0	2	25	\$770,000	\$770,000	\$757,400	103%	\$1,540,000
2022	Peabody	2	n/a	n/a	0	1	43	\$1,425,000	\$1,425,000	\$1,500,000	95%	\$1,425,000
2024	Revere	2	0	0	2	5	9	\$1,153,400	\$850,000	\$1,133,740	104%	\$5,767,000
2023	Revere	4	3	11	1	7	61	\$737,857	\$775,000	\$728,671	101%	\$5,165,000
2022	Revere	12	n/a	n/a	2	5	9	\$1,153,400	\$850,000	\$1,133,740	104%	\$5,767,000
2024	Salem	2	2	5	1	2	109	\$930,000	\$930,000	\$1,039,500	91%	\$1,860,000
2023	Salem	1	0	3	0	3	25	\$1,023,333	\$945,000	\$1,093,000	92%	\$3,070,000
2022	Salem	6	n/a	n/a	1	5	27	\$909,000	\$850,000	\$867,180	108%	\$4,545,000
2024	Swampscott	2	0	0	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Swampscott	2	1	1	0	1	76	\$740,000	\$740,000	\$724,000	102%	\$740,000
2022	Swampscott	1	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
<b>March 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>		21	10	32	4	29	46	\$969,862	\$790,000	\$964,508	101%	\$28,126,000
<b>2023 Totals</b>		26	n/a	n/a	5	29	51	\$756,579	\$730,000	\$770,103	99%	\$21,940,800
<b>2022 Totals</b>		36	n/a	n/a	6	25	32	\$1,839,292	\$775,000	\$1,840,447	104%	\$45,982,300

MLSPIN Total Sold Market Statistics 3/1/24-3/31/24, 1/1/23-3/31/23, 1/1/22-3/31/22.

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