



Multi Family Snapshot Comparison May 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	2	3	0	1	7	\$622,000	\$622,000	\$599,000	104%	\$622,000
2023	Beverly	2	2	2	1	2	22	\$805,000	\$805,000	\$769,450	105%	\$1,610,000
2022	Beverly	6	n/a	n/a	0	3	23	\$836,667	\$805,000	\$836,333	100%	\$2,510,000
2024	Danvers	0	0	1	0	2	11	\$890,750	\$890,750	\$874,900	102%	\$1,781,500
2023	Danvers	1	0	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Danvers	2	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Gloucester	3	2	2	0	1	22	\$1,200,000	\$1,200,000	\$1,125,000	107%	\$1,200,000
2023	Gloucester	4	2	2	1	2	22	\$605,000	\$605,000	\$612,500	99%	\$1,210,000
2022	Gloucester	5	n/a	n/a	0	2	11	\$879,500	\$879,500	\$849,000	104%	\$1,759,000
2024	Lynn	17	11	14	1	1	12	\$778,542	\$832,500	\$774,458	101%	\$9,342,500
2023	Lynn	14	3	9	1	10	37	\$735,890	\$737,450	\$735,330	100%	\$7,358,900
2022	Lynn	15	n/a	n/a	1	11	26	\$764,500	\$775,000	\$730,664	104%	\$8,409,500
2024	Marblehead	1	0	0	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	2	0	1	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Marblehead	1	n/a	n/a	0	3	16	\$749,333	\$760,000	\$732,667	103%	\$2,248,000
2024	Peabody	2	2	0	1	1	20	\$760,000	\$760,000	\$685,000	111%	\$760,000
2023	Peabody	2	1	1	0	2	29	\$805,500	\$805,500	\$792,000	102%	\$1,611,000
2022	Peabody	3	n/a	n/a	0	2	24	\$837,500	\$837,500	\$787,000	106%	\$1,675,000
2024	Revere	8	4	13	1	7	27	\$872,143	\$840,000	\$862,700	103%	\$6,105,000
2023	Revere	5	4	8	0	9	19	\$870,892	\$890,000	\$837,844	104%	\$7,838,025
2022	Revere	17	n/a	n/a	1	12	24	\$838,375	\$850,000	\$825,633	101%	\$10,060,500
2024	Salem	7	5	8	0	5	19	\$1,225,000	\$1,000,000	\$13,200,000	95%	\$6,125,000
2023	Salem	4	3	1	0	3	19	\$736,333	\$689,000	\$721,267	102%	\$2,209,000
2022	Salem	10	n/a	n/a	2	6	28	\$808,333	\$842,500	\$764,133	106%	\$4,850,000
2024	Swampscott	2	2	1	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Swampscott	1	0	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Swampscott	2	n/a	n/a	0	1	9	\$750,000	\$750,000	\$799,900	94%	\$750,000
April 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	28	42	3	29	42	\$894,345	\$841,500	\$900,041	101%	\$25,936,000
2023 Totals		36	n/a	n/a	3	29	26	\$814,377	\$826,000	\$800,159	102%	\$23,616,925
2022 Totals		61	n/a	n/a	4	41	23	\$811,268	\$820,000	\$792,893	103%	\$33,262,000