



Multi Family Snapshot Comparison October 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	3	2	3	0	4	17	\$931,750	\$958,500	\$933,475	101%	\$3,727,000
2023	Beverly	1	0	0	0	3	15	\$801,667	\$855,000	\$756,300	106%	\$2,405,000
2022	Beverly	3	n/a	n/a	1	4	34	\$779,000	\$688,000	\$753,725	103%	\$3,116,000
2024	Danvers	1	0	2	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Danvers	4	0	2	0	1	20	\$833,000	\$833,000	\$779,000	107%	\$833,000
2022	Danvers	6	n/a	n/a	1	1	102	\$436,100	\$436,100	\$449,900	97%	\$436,100
2024	Gloucester	7	4	2	0	4	46	\$921,250	\$850,000	\$905,750	102%	\$3,685,000
2023	Gloucester	7	1	2	1	3	16	\$692,333	\$750,000	\$741,600	93%	\$2,077,000
2022	Gloucester	2	n/a	n/a	0	5	48	\$718,000	\$680,000	\$742,760	98%	\$3,590,000
2024	Lynn	13	6	7		10	20	\$1,448,500	\$1,090,000	\$1,443,090	102%	\$14,485,000
2023	Lynn	24	8	10	2	15	27	\$861,273	\$785,000	\$839,006	105%	\$12,919,100
2022	Lynn	26	n/a	n/a	2	14	39	\$734,500	\$742,500	\$724,178	102%	\$10,283,000
2024	Marblehead	0	0	0	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	1	0	1	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Marblehead	5	n/a	n/a	0	1	102	\$705,000	\$705,000	\$699,900	101%	\$705,000
2024	Peabody	1	1	2	0	1	103	\$1,100,000	\$1,100,000	\$1,250,000	88%	\$1,100,000
2023	Peabody	1	1	5	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Peabody	2	n/a	n/a	1	0	0	\$0	\$0	\$0	0%	\$0
2024	Revere	9	5	7	5	11	35	\$890,000	\$835,000	\$889,690	100%	\$9,790,000
2023	Revere	8	3	6	1	6	31	\$970,167	\$894,500	\$957,983	102%	\$5,821,000
2022	Revere	20	n/a	n/a	6	12	46	\$827,833	\$789,000	\$840,458	99%	\$9,934,000
2024	Salem	8	4	3	0	4	20	\$1,002,475	\$979,950	\$976,950	103%	\$4,009,900
2023	Salem	7	1	6	1	2	20	\$850,000	\$850,000	\$804,950	106%	\$1,700,000
2022	Salem	4	n/a	n/a	1	0	0	\$0	\$0	\$0	0%	\$0
2024	Swampscott	1	0	1	1	0	0	\$0	\$0	\$0	0%	\$0
2023	Swampscott	2	1	1	0	3	16	\$751,666	\$765,000	\$734,966	102%	\$2,254,999
2022	Swampscott	1	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
September 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		43	22	30	7	34	30	\$1,082,262	\$915,950	\$1,080,358	101%	\$36,796,900
2023 Totals		55	15	33	5	33	24	\$848,791	\$810,000	\$830,924	103%	\$28,010,099
2022 Totals		69	n/a	n/a	12	37	45	\$758,489	\$735,000	\$759,527	100%	\$28,064,100

MLSPIN Total Sold Market Statistics 10/1/24-10/31/24, 10/1/23-10/31/23, 10/1/22-10/31/22

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