



Multi Family Snapshot Comparison August 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	2	0	7	22	\$1,098,571	\$1,160,000	\$1,169,143	95%	\$7,690,000
2023	Beverly	1	1	1	0	2	7	\$775,500	\$775,500	\$724,500	107%	\$1,551,000
2022	Beverly	4	n/a	n/a	0	7	41	\$908,286	\$895,000	\$954,486	95%	\$6,358,000
2024	Danvers	2	0	1	0	2	29	\$635,000	\$635,000	\$524,450	123%	\$1,270,000
2023	Danvers	0	0	2	0	1	21	\$950,000	\$950,000	\$850,000	112%	\$950,000
2022	Danvers	5	n/a	n/a	0	2	57	\$679,500	\$679,500	\$684,000	99%	\$1,359,000
2024	Gloucester	6	2	3	1	2	22	\$825,000	\$825,000	\$792,250	105%	\$1,650,000
2023	Gloucester	5	2	8	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Gloucester	2	n/a	n/a	0	2	25	\$621,500	\$621,500	\$769,000	84%	\$1,243,000
2024	Lynn	8	4	14	2	10	56	\$1,105,200	\$809,000	\$1,129,570	99%	\$11,052,000
2023	Lynn	20	8	12	4	11	17	\$779,273	\$760,000	\$749,509	104%	\$8,572,000
2022	Lynn	20	n/a	n/a	4	13	37	\$809,769	\$775,000	\$799,792	102%	\$10,527,000
2024	Marblehead	1	0	0	0	1	33	\$3,025,000	\$3,025,000	\$3,250,000	93%	\$3,025,000
2023	Marblehead	2	2	2	0	1	148	\$989,000	\$989,000	\$989,000	100%	\$989,000
2022	Marblehead	3	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Peabody	1	0	3	1	2	40	\$857,500	\$857,500	\$927,400	96%	\$1,715,000
2023	Peabody	1	1	1	0	1	21	\$620,000	\$620,000	\$529,000	117%	\$620,000
2022	Peabody	0	n/a	n/a	0	2	31	\$776,000	\$776,000	\$849,950	92%	\$1,552,000
2024	Revere	6	1	12	2	7	41	\$877,571	\$880,000	\$859,135	102%	\$6,143,000
2023	Revere	5	n/a	n/a	1	4	29	\$742,500	\$765,000	\$730,158	102%	\$2,970,000
2022	Revere	15	n/a	n/a	2	17	35	\$830,353	\$810,000	\$838,371	100%	\$14,116,000
2024	Salem	4	1	5	0	7	29	\$1,242,429	\$1,050,000	\$1,275,429	100%	\$8,697,000
2023	Salem	4	2	5	2	1	36	\$650,000	\$650,000	\$659,999	98%	\$650,000
2022	Salem	6	n/a	n/a	3	12	22	\$779,878	\$750,000	\$773,457	102%	\$9,358,539
2024	Swampscott	2	0	0	0	2	22	\$707,000	\$707,000	\$714,450	99%	\$1,414,000
2023	Swampscott	1	0	2	0	2	7	\$762,500	\$762,500	\$805,000	95%	\$1,525,000
2022	Swampscott	1	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
August 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		34	11	40	6	40	37	\$1,066,400	\$894,000	\$1,089,719	100%	\$42,656,000
2023 Totals		39	17	35	7	23	24	\$775,087	\$760,000	\$750,097	104%	\$17,827,000
2022 Totals		56	n/a	n/a	9	55	34	\$809,337	\$775,000	\$822,153	99%	\$44,513,539

MLSPIN Total Sold Market Statistics 8/1/24-8/31/24, 8/1/23-8/31/23, 8/1/22-8/31/22.

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