



Multi Family Snapshot Comparison November 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	1	0	3	0	4	35	\$1,006,250	\$987,500	\$980,000	104%	\$4,025,000
2023	Beverly	3	2	1	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Beverly	3	n/a	n/a	2	0	0	\$0	\$0	\$0	0%	\$0
2024	Danvers	1	0	1	0	2	25	\$627,500	\$627,500	\$662,444	95%	\$1,255,000
2023	Danvers	1	0	0	1	3	41	\$970,000	\$780,000	\$991,667	97%	\$2,910,000
2022	Danvers	4	n/a	n/a	1	1	24	\$1,010,000	\$1,010,000	\$1,100,000	92%	\$1,010,000
2024	Gloucester	5	1	2	1	3	39	\$933,333	\$800,000	\$929,967	101%	\$2,800,000
2023	Gloucester	6	1	1	1	4	21	\$1,131,250	\$830,000	\$1,176,225	100%	\$4,525,000
2022	Gloucester	3	n/a	n/a	0	6	9	\$756,667	\$787,500	\$774,667	97%	\$4,540,000
2024	Lynn	13	7	9	3	5	35	\$1,512,200	\$950,000	\$1,470,580	105%	\$7,561,000
2023	Lynn	17	0	16	4	8	34	\$721,250	\$770,000	\$695,338	104%	\$5,770,000
2022	Lynn	22	n/a	n/a	3	17	22	\$725,626	\$730,000	\$725,953	100%	\$12,335,650
2024	Marblehead	1	1	0	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	2	1	0	0	1	23	\$660,000	\$660,000	\$660,000	100%	\$660,000
2022	Marblehead	3	n/a	n/a	0	2	38	\$697,500	\$697,500	\$697,000	100%	\$1,395,000
2024	Peabody	1	0	2	0	3	27	\$706,333	\$704,000	\$698,267	101%	\$2,119,000
2023	Peabody	3	2	2	0	6	27	\$700,500	\$700,000	\$684,933	102%	\$4,203,000
2022	Peabody	1	n/a	n/a	1	2	5	\$746,250	\$746,250	\$749,000	100%	\$1,492,500
2024	Revere	7	5	10	2	5	23	\$846,000	\$875,000	\$828,575	102%	\$4,230,000
2023	Revere	9	4	3	1	6	25	\$775,333	\$703,500	\$772,150	100%	\$4,652,000
2022	Revere	10	n/a	n/a	4	11	49	\$724,017	\$733,000	\$734,360	99%	\$7,964,190
2024	Salem	4	2	9	0	6	14	\$862,500	\$810,000	\$841,798	102%	\$5,175,000
2023	Salem	5	3	4	0	13	34	\$898,846	\$850,000	\$896,515	99%	\$11,685,000
2022	Salem	3	n/a	n/a	1	4	36	\$1,056,250	\$987,500	\$1,054,972	100%	\$4,225,000
2024	Swampscott	2	1	1	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Swampscott	1	0	1	2	0	0	\$0	\$0	\$0	0%	\$0
2022	Swampscott	1	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
November 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		35	17	37	6	28	27	\$970,179	\$862,500	\$952,770	102%	\$27,165,000
2023 Totals		47	13	28	9	41	30	\$839,146	\$765,000	\$836,580	100%	\$34,405,000
2022 Totals		50	n/a	n/a	12	43	28	\$766,566	\$750,000	\$773,931	98%	\$32,962,340

MLSPIN Total Sold Market Statistics 11/1/24-11/30/24, 11/1/23-11/30/23, 11/1/22-11/30/22.

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