



## Multi Family Snapshot Comparison September 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	0	3	1	0	0	\$0	\$0	\$0	0%	\$0
2023	Beverly	1	0	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Beverly	6	n/a	n/a	2	5	32	\$847,180	\$801,000	\$866,960	98%	\$4,235,900
2024	Danvers	1	0	0	1	2	17	\$812,500	\$812,500	\$764,900	106%	\$1,625,000
2023	Danvers	3	3	1	0	1	29	\$752,000	\$752,000	\$775,000	97%	\$752,000
2022	Danvers	6	n/a	n/a	0	2	6	\$665,000	\$665,000	\$647,700	102%	\$1,330,000
2024	Gloucester	3	0	5	1	1	20	\$659,000	\$659,000	\$659,000	100%	\$659,000
2023	Gloucester	7	3	1	1	5	22	\$637,400	\$730,000	\$642,380	98%	\$3,187,000
2022	Gloucester	1	n/a	n/a	1	8	49	\$746,625	\$737,500	\$753,250	100%	\$5,973,000
2024	Lynn	10	4	9	0	9	20	\$812,211	\$800,000	\$778,722	104%	\$7,309,900
2023	Lynn	27	12	13	2	14	20	\$815,072	\$815,000	\$785,813	104%	\$11,411,001
2022	Lynn	26	n/a	n/a	4	15	34	\$706,667	\$700,000	\$703,080	101%	\$10,600,000
2024	Marblehead	0	0	1	1	0	0	\$0	\$0	\$0	0%	\$0
2023	Marblehead	4	2	0	0	2	21	\$1,145,250	\$1,142,250	\$1,099,500	106%	\$2,290,500
2022	Marblehead	5	n/a	n/a	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Peabody	2	2	2	0	6	15	\$805,667	\$798,000	\$766,283	105%	\$4,834,000
2023	Peabody	5	4	4	0	1	21	\$760,000	\$760,000	\$675,000	113%	\$760,000
2022	Peabody	2	n/a	n/a	0	6	30	\$1,047,667	\$697,500	\$1,059,883	98%	\$6,286,000
2024	Revere	9	5	9	0	9	13	\$1,072,222	\$945,000	\$1,041,977	103%	\$9,650,000
2023	Revere	7	2	6	1	3	16	\$785,333	\$740,000	\$759,666	104%	\$2,356,000
2022	Revere	19	n/a	n/a	1	14	32	\$788,779	\$825,000	\$797,307	99%	\$11,042,900
2024	Salem	5	3	8	0	5	32	\$1,109,000	\$1,200,000	\$1,199,800	93%	\$5,545,000
2023	Salem	8	3	6	0	2	25	\$763,000	\$763,000	\$707,450	108%	\$1,526,000
2022	Salem	7	n/a	n/a	1	5	45	\$743,600	\$737,000	\$739,400	101%	\$3,718,000
2024	Swampscott	3	0	0	0	1	16	\$750,000	\$750,000	\$729,900	103%	\$750,000
2023	Swampscott	1	1	1	1	0	0	\$0	\$0	\$0	0%	\$0
2022	Swampscott	0	n/a	n/a	0	1	82	\$775,000	\$775,000	\$780,000	99%	\$775,000
<b>September 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>		36	14	37	4	33	19	\$920,391	\$820,000	\$906,112	102%	\$30,372,900
<b>2023 Totals</b>		63	30	34	5	28	21	\$795,804	\$773,000	\$769,864	103%	\$22,282,501
<b>2022 Totals</b>		72	n/a	n/a	9	56	36	\$785,014	\$738,500	\$789,298	100%	\$43,960,800

MLSPIN Total Sold Market Statistics 9/1/24-9/30/24, 9/1/23-9/30/23, 9/1/22-9/30/22.

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