



Market Stats - Cumulative Totals Single Family Sales

January 1, 2024 - April 30, 2024 vs January 1, 2023 - April 30, 2023

Town	Year	Properties Listed	Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
Beverly	2024	71	47	46	\$915,413	\$700,000	\$919,228	102%	\$43,024,400
	2023	62	45	37	\$1,166,277	\$679,000	\$1,241,291	102%	\$52,482,450
	% Change	14.52%	4.44%	24.32%	-21.51%	3.09%	-25.95%	0.00%	-18.02%
Boxford	2024	34	11	33	\$950,219	\$900,000	\$937,852	102%	\$10,452,409
	2023	32	23	51	\$997,502	\$899,550	\$1,021,630	99%	\$22,942,550
	% Change	6.25%	-52.17%	-35.29%	-4.74%	0.05%	-8.20%	3.03%	-54.44%
Danvers	2024	38	30	33	\$717,084	\$664,909	\$716,983	100%	\$21,512,518
	2023	46	37	40	\$681,703	\$615,500	\$675,211	102%	\$25,223,000
	% Change	-17.39%	-18.92%	-17.50%	5.19%	8.03%	6.19%	-1.96%	-14.71%
Essex	2024	10	6	26	\$749,000	\$679,500	\$721,167	106%	\$4,494,000
	2023	4	3	66	\$1,241,833	\$775,000	\$1,371,333	95%	\$3,725,500
	% Change	150.00%	100.00%	-60.61%	-39.69%	-12.32%	-47.41%	11.58%	20.63%
Georgetown	2024	26	14	39	\$799,350	\$746,500	\$799,843	100%	\$11,190,900
	2023	18	17	37	\$752,265	\$750,000	\$757,504	99%	\$12,788,500
	% Change	44.44%	-17.65%	5.41%	6.26%	-0.47%	5.59%	1.01%	-12.49%
Gloucester	2024	45	25	71	\$1,024,086	\$556,000	\$1,255,092	96%	\$25,602,150
	2023	40	28	46	\$951,107	\$572,500	\$934,621	102%	\$26,631,000
	% Change	12.50%	-10.71%	54.35%	7.67%	-2.88%	34.29%	-5.88%	-3.86%
Hamilton	2024	25	14	97	\$1,422,041	\$1,201,250	\$1,481,207	99%	\$19,908,573
	2023	22	15	51	\$824,364	\$674,900	\$837,143	100%	\$12,365,455
	% Change	13.64%	-6.67%	90.20%	72.50%	77.99%	76.94%	-1.00%	61.00%
Ipswich	2024	24	13	63	\$913,000	\$895,000	\$897,731	101%	\$11,869,000
	2023	33	25	73	\$913,756	\$746,750	\$902,964	100%	\$22,843,894
	% Change	-27.27%	-48.00%	-13.70%	-0.08%	19.85%	-0.58%	1.00%	-48.04%
Lynn	2024	115	80	26	\$565,694	\$556,500	\$544,148	104%	\$45,255,500
	2023	103	91	35	\$532,529	\$530,000	\$528,410	101%	\$48,460,100
	% Change	11.65%	-12.09%	-25.71%	6.23%	5.00%	2.98%	2.97%	-6.61%
Lynnfield	2024	30	16	47	\$1,521,063	\$1,217,500	\$1,553,862	99%	\$24,337,000
	2023	33	18	28	\$1,129,861	\$917,000	\$1,111,439	103%	\$20,337,500
	% Change	-9.09%	-11.11%	67.86%	34.62%	32.77%	39.81%	-3.88%	19.67%



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Manchester	2024	18	12	64	\$2,489,843	\$890,000	\$2,712,250	99%	\$29,878,119
	2023	17	6	64	\$723,500	\$712,500	\$786,283	94%	\$4,341,000
	% Change	5.88%	100.00%	0.00%	244.14%	24.91%	244.95%	5.32%	588.28%
Marblehead	2024	57	30	42	\$1,401,431	\$1,117,500	\$1,388,423	106%	\$42,042,920
	2023	55	37	43	\$1,147,831	\$895,000	\$1,178,552	99%	\$42,469,750
	% Change	3.64%	-18.92%	-2.33%	22.09%	24.86%	17.81%	7.07%	-1.01%
Middleton	2024	23	13	77	\$1,119,923	\$1,000,000	\$1,130,362	99%	\$14,559,000
	2023	28	17	38	\$919,929	\$930,000	\$906,618	102%	\$15,638,800
	% Change	-17.86%	-23.53%	102.63%	21.74%	7.53%	24.68%	-2.94%	-6.90%
Nahant	2024	22	6	54	\$1,094,667	\$837,500	\$1,093,650	100%	\$6,568,000
	2023	17	7	55	\$1,001,164	\$850,000	\$1,090,843	95%	\$7,008,151
	% Change	29.41%	-14.29%	-1.82%	9.34%	-1.47%	0.26%	5.26%	-6.28%
Newbury	2024	22	20	78	\$1,067,740	\$895,000	\$1,074,755	99%	\$21,354,800
	2023	20	14	35	\$924,411	\$835,000	\$904,477	103%	\$12,941,750
	% Change	10.00%	42.86%	122.86%	15.50%	7.19%	18.83%	-3.88%	65.01%
Newburyport	2024	61	31	34	\$1,044,490	\$965,000	\$1,024,801	103%	\$32,379,199
	2023	50	20	26	\$1,077,500	\$792,500	\$1,103,005	100%	\$21,550,000
	% Change	22.00%	55.00%	30.77%	-3.06%	21.77%	-7.09%	3.00%	50.25%
North Reading	2024	39	21	42	\$1,069,333	\$1,050,000	\$1,055,729	102%	\$22,456,000
	2023	40	30	32	\$805,663	\$687,500	\$783,923	103%	\$24,169,899
	% Change	-2.50%	-30.00%	31.25%	32.73%	52.73%	34.67%	-0.97%	-7.09%
Peabody	2024	78	59	22	\$637,233	\$640,000	\$621,220	103%	\$37,596,770
	2023	64	54	28	\$581,192	\$573,500	\$568,168	103%	\$31,384,343
	% Change	21.88%	9.26%	-21.43%	9.64%	11.60%	9.34%	0.00%	19.79%
Reading	2024	66	44	31	\$954,010	\$855,000	\$926,245	103%	\$41,976,437
	2023	59	37	48	\$956,943	\$760,000	\$941,848	102%	\$35,406,900
	% Change	11.86%	18.92%	-35.42%	-0.31%	12.50%	-1.66%	0.98%	18.55%
Revere	2024	68	39	27	\$625,910	\$615,000	\$614,231	102%	\$24,410,477
	2023	46	33	33	\$613,805	\$610,000	\$612,649	101%	\$20,255,550
	% Change	47.83%	18.18%	-18.18%	1.97%	0.82%	0.26%	0.99%	20.51%



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Rockport	2024	18	9	35	\$982,778	\$790,000	\$982,444	99%	\$8,845,000
	2023	25	7	59	\$635,000	\$585,000	\$654,543	97%	\$4,445,000
	% Change	-28.00%	28.57%	-40.68%	54.77%	35.04%	50.10%	2.06%	98.99%
Rowley	2024	11	11	55	\$863,173	\$865,000	\$845,691	103%	\$9,494,900
	2023	16	14	63	\$890,457	\$910,000	\$879,836	102%	\$12,466,400
	% Change	-31.25%	-21.43%	-12.70%	-3.06%	-4.95%	-3.88%	0.98%	-23.84%
Salem	2024	45	28	21	\$654,577	\$652,500	\$630,382	104%	\$18,328,150
	2023	44	35	44	\$575,020	\$567,000	\$563,014	102%	\$20,125,700
	% Change	2.27%	-20.00%	-52.27%	13.84%	15.08%	11.97%	1.96%	-8.93%
Saugus	2024	73	45	24	\$713,783	\$680,000	\$690,984	104%	\$32,120,224
	2023	73	51	25	\$645,539	\$590,000	\$636,337	102%	\$32,922,500
	% Change	0.00%	-11.76%	-4.00%	10.57%	15.25%	8.59%	1.96%	-2.44%
Swampscott	2024	34	17	29	\$882,176	\$775,000	\$863,259	102%	\$14,997,000
	2023	31	22	51	\$943,818	\$785,000	\$949,432	100%	\$20,764,000
	% Change	9.68%	-22.73%	-43.14%	-6.53%	-1.27%	-9.08%	2.00%	-27.77%
Topsfield	2024	16	11	51	\$934,636	\$932,500	\$951,509	99%	\$10,281,000
	2023	14	7	39	\$837,557	\$856,000	\$840,700	100%	\$5,862,900
	% Change	14.29%	57.14%	30.77%	11.59%	8.94%	13.18%	-1.00%	75.36%
Wakefield	2024	40	32	27	\$816,756	\$725,000	\$778,500	105%	\$26,136,200
	2023	68	36	42	\$785,578	\$690,000	\$774,742	102%	\$28,280,800
	% Change	-41.18%	-11.11%	-35.71%	3.97%	5.07%	0.49%	2.94%	-7.58%
Wenham	2024	20	8	80	\$1,223,125	\$1,011,500	\$1,227,250	101%	\$9,785,000
	2023	15	5	48	\$880,000	\$730,000	\$864,760	102%	\$4,400,000
	% Change	33.33%	60.00%	66.67%	38.99%	38.56%	41.92%	-0.98%	122.39%
January-April Totals	Year	Properties Listed	Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
TOTALS	2024	1129	692	39	\$897,190	\$710,000	\$898,478	102%	\$620,855,646
	2023	1075	734	40	\$806,857	\$650,000	\$809,437	101%	\$592,233,392
	% Change	5.02%	-5.72%	-2.50%	11.20%	9.23%	11.00%	0.99%	4.83%