



## Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - August 31, 2024 vs. January 1, 2023 - August 31, 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	160	132	29	\$880,389	\$726,000	\$870,598	103%	\$116,211,294
	2023	148	130	27	\$952,831	\$707,500	\$955,265	105%	\$123,868,087
	% Change	8.11%	1.54%	7.41%	-7.60%	2.61%	-8.86%	-1.90%	-6.18%
Boxford	2024	77	59	29	\$1,022,315	\$925,000	\$1,005,667	102%	\$60,316,559
	2023	69	59	39	\$1,072,247	\$965,000	\$1,066,446	101%	\$63,262,550
	% Change	12%	0%	-26%	-5%	-4%	-6%	1%	-5%
Danvers	2024	106	95	26	\$760,224	\$692,500	\$745,404	103%	\$72,221,318
	2023	116	100	33	\$735,466	\$680,000	\$716,870	103%	\$73,546,550
	% Change	-8.62%	-5.00%	-21.21%	3.37%	1.84%	3.98%	0.00%	-1.80%
Essex	2024	24	15	25	\$991,600	\$775,000	\$987,652	104%	\$14,874,000
	2023	19	11	48	\$1,136,096	\$1,133,555	\$1,389,445	99%	\$14,697,055
	% Change	26.32%	36.36%	-47.92%	-12.72%	-31.63%	-28.92%	5.05%	1.20%
Georgetown	2024	59	50	26	\$796,512	\$749,500	\$779,202	103%	\$39,825,611
	2023	44	36	27	\$750,014	\$742,500	\$732,421	102%	\$27,000,500
	% Change	34.09%	38.89%	-3.70%	6.20%	0.94%	6.39%	0.98%	47.50%
Gloucester	2024	108	75	43	\$1,059,539	\$665,000	\$1,122,472	101%	\$79,465,410
	2023	118	81	34	\$876,641	\$650,000	\$855,183	102%	\$71,007,900
	% Change	-8.47%	-7.41%	26.47%	20.86%	2.31%	31.26%	-0.98%	11.91%
Hamilton	2024	67	51	52	\$1,113,694	\$900,000	\$1,128,739	100%	\$56,798,373
	2023	56	41	46	\$911,292	\$735,500	\$906,262	102%	\$37,362,955
	% Change	19.64%	24.39%	13.04%	22.21%	22.37%	24.55%	-1.96%	52.02%
Ipswich	2024	79	48	37	\$946,958	\$885,000	\$930,148	102%	\$45,454,000
	2023	80	59	52	\$928,845	\$850,000	\$908,044	102%	\$54,801,850
	% Change	-1.25%	-18.64%	-28.85%	1.95%	4.12%	2.43%	0.00%	-17.06%
Lynn	2024	273	226	24	\$585,958	\$575,000	\$562,506	104%	\$132,426,565
	2023	255	202	29	\$551,618	\$550,000	\$535,254	103%	\$111,426,900
	% Change	7.06%	11.88%	-17.24%	6.23%	4.55%	5.09%	0.97%	18.85%
Lynnfield	2024	91	64	46	\$1,304,455	\$1,142,500	\$1,299,243	102%	\$83,485,100
	2023	85	54	32	\$1,174,967	\$1,086,000	\$1,129,750	105%	\$63,448,223
	% Change	7.06%	18.52%	43.75%	11.02%	5.20%	15.00%	-2.86%	31.58%
Manchester	2024	49	33	43	\$2,185,488	\$1,005,000	\$2,290,121	100%	\$72,121,119
	2023	33	23	85	\$1,976,833	\$1,600,000	\$2,041,287	98%	\$45,467,150
	% Change	48.48%	43.48%	-49.41%	10.56%	-37.19%	12.19%	2.04%	58.62%



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Marblehead	2024	139	109	34	\$1,306,642	\$1,100,000	\$1,248,732	106%	\$142,424,020
	2023	142	110	36	\$1,184,749	\$975,000	\$1,167,927	103%	\$130,322,430
	% Change	-2.11%	-0.91%	-5.56%	10.29%	12.82%	6.92%	2.91%	9.29%
Middleton	2024	59	39	41	\$1,151,873	\$1,120,000	\$1,153,802	100%	\$44,923,050
	2023	51	34	32	\$1,140,328	\$1,084,375	\$1,136,629	101%	\$38,771,150
	% Change	15.69%	14.71%	28.13%	1.01%	3.29%	1.51%	-0.99%	15.87%
Nahant	2024	43	18	54	\$1,189,750	\$1,022,500	\$1,210,544	98%	\$21,415,500
	2023	38	22	48	\$1,096,780	\$945,076	\$1,139,304	98%	\$24,129,151
	% Change	13.16%	-18.18%	12.50%	8.48%	8.19%	6.25%	0.00%	-11.25%
Newbury	2024	86	51	49	\$1,134,135	\$992,500	\$1,135,624	100%	\$57,840,899
	2023	57	39	26	\$950,422	\$827,000	\$925,628	104%	\$37,066,439
	% Change	50.88%	30.77%	88.46%	19.33%	20.01%	22.69%	-3.85%	56.05%
Newburyport	2024	142	88	35	\$1,193,088	\$1,065,000	\$1,189,919	101%	\$104,991,766
	2023	134	82	25	\$1,083,674	\$875,000	\$1,073,156	102%	\$88,861,300
	% Change	5.97%	7.32%	40.00%	10.10%	21.71%	10.88%	-0.98%	18.15%
North Reading	2024	86	54	27	\$1,035,757	\$959,000	\$1,005,137	104%	\$55,930,900
	2023	100	85	27	\$915,362	\$825,000	\$890,921	104%	\$77,805,799
	% Change	-14.00%	-36.47%	0.00%	13.15%	16.24%	12.82%	0.00%	-28.11%
Peabody	2024	206	170	20	\$699,133	\$680,000	\$673,685	104%	\$118,852,537
	2023	166	154	23	\$638,452	\$625,000	\$613,438	104%	\$98,321,643
	% Change	24.10%	10.39%	-13.04%	9.50%	8.80%	9.82%	0.00%	20.88%
Reading	2024	141	117	25	\$973,561	\$855,000	\$935,585	104%	\$113,906,655
	2023	116	106	35	\$968,279	\$850,000	\$942,303	104%	\$102,637,600
	% Change	21.55%	10.38%	-28.57%	0.55%	0.59%	-0.71%	0.00%	10.98%
Revere	2024	133	105	27	\$642,139	\$650,000	\$630,556	102%	\$67,424,602
	2023	114	88	30	\$611,479	\$611,250	\$603,336	102%	\$53,810,150
	% Change	16.67%	19.32%	-10.00%	5.01%	6.34%	4.51%	0.00%	25.30%
Rockport	2024	49	30	46	\$1,074,317	\$877,500	\$1,092,723	101%	\$32,229,500
	2023	54	30	51	\$1,015,755	\$830,000	\$1,017,720	100%	\$30,472,653
	% Change	-9.26%	0.00%	-9.80%	5.77%	5.72%	7.37%	1.00%	5.77%



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Rowley	2024	30	26	35	\$833,919	\$865,000	\$813,165	103%	\$21,681,900
	2023	39	31	39	\$884,420	\$855,000	\$862,645	102%	\$27,417,034
	<b>% Change</b>	<b>-23.08%</b>	<b>-16.13%</b>	<b>-10.26%</b>	<b>-5.71%</b>	<b>1.17%</b>	<b>-5.74%</b>	<b>0.98%</b>	<b>-20.92%</b>
Salem	2024	127	91	21	\$688,587	\$655,000	\$663,270	104%	\$62,661,450
	2023	96	93	34	\$622,437	\$585,000	\$600,929	104%	\$57,886,599
	<b>% Change</b>	<b>32.29%</b>	<b>-2.15%</b>	<b>-38.24%</b>	<b>10.63%</b>	<b>11.97%</b>	<b>10.37%</b>	<b>0.00%</b>	<b>8.25%</b>
Saugus	2024	182	125	21	\$704,200	\$675,000	\$677,136	104%	\$88,025,008
	2023	169	125	23	\$651,167	\$620,000	\$632,609	104%	\$81,395,875
	<b>% Change</b>	<b>7.69%</b>	<b>0.00%</b>	<b>-8.70%</b>	<b>8.14%</b>	<b>8.87%</b>	<b>7.04%</b>	<b>0.00%</b>	<b>8.14%</b>
Swampscott	2024	81	59	25	\$947,083	\$805,000	\$932,205	103%	\$55,877,875
	2023	60	49	45	\$1,058,178	\$830,000	\$1,058,498	101%	\$51,850,700
	<b>% Change</b>	<b>35.00%</b>	<b>20.41%</b>	<b>-44.44%</b>	<b>-10.50%</b>	<b>-3.01%</b>	<b>-11.93%</b>	<b>1.98%</b>	<b>7.77%</b>
Topsfield	2024	45	30	44	\$1,010,709	\$912,500	\$1,009,740	101%	\$30,321,261
	2023	47	36	23	\$867,161	\$863,000	\$832,150	104%	\$31,217,806
	<b>% Change</b>	<b>-4.26%</b>	<b>-16.67%</b>	<b>91.30%</b>	<b>16.55%</b>	<b>5.74%</b>	<b>21.34%</b>	<b>-2.88%</b>	<b>-2.87%</b>
Wakefield	2024	124	105	19	\$853,370	\$830,000	\$797,038	107%	\$89,603,890
	2023	134	112	29	\$830,894	\$775,000	\$789,187	106%	\$93,060,125
	<b>% Change</b>	<b>-7.46%</b>	<b>-6.25%</b>	<b>-34.48%</b>	<b>2.71%</b>	<b>7.10%</b>	<b>0.99%</b>	<b>0.94%</b>	<b>-3.71%</b>
Wenham	2024	38	28	58	\$1,390,821	\$1,100,000	\$1,387,982	102%	\$38,942,999
	2023	34	22	25	\$998,045	\$812,500	\$946,845	106%	\$21,957,000
	<b>% Change</b>	<b>11.76%</b>	<b>27.27%</b>	<b>132.00%</b>	<b>39.35%</b>	<b>35.38%</b>	<b>46.59%</b>	<b>-3.77%</b>	<b>77.36%</b>
	<b>Year</b>	<b>Properties Listed</b>	<b>Properties 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>TOTALS</b>	2024	2804	2093	30	\$917,464	\$750,000	\$901,990	103%	\$1,920,253,161
	2023	2574	2014	32	\$860,414	\$715,000	\$843,722	103%	\$1,732,873,174
	<b>% Change</b>	<b>8.94%</b>	<b>3.92%</b>	<b>-6.25%</b>	<b>6.63%</b>	<b>4.90%</b>	<b>6.91%</b>	<b>0.00%</b>	<b>10.81%</b>

MLSPIN Total Sold Market Statistics 1/1/24-8/31/24 & 1/1/23-8/31/23. Data includes all single family sales in the towns listed. Data maintained by MLSPIN may not reflect all real estate activity in the market.