



## Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - December 31, 2024 vs January 1, 2023 - December 31, 2023

Town	Year	Number of Properties Listed	Number of Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
Beverly	2024	244	211	29	\$848,084	\$720,000	\$839,757	102%	\$178,945,695
	2023	223	205	25	\$966,047	\$720,000	\$958,699	105%	\$198,039,687
	<b>% Change</b>	<b>9.42%</b>	<b>2.93%</b>	<b>16.00%</b>	<b>-12.21%</b>	<b>0.00%</b>	<b>-12.41%</b>	<b>-2.86%</b>	<b>-9.64%</b>
Boxford	2024	109	87	32	\$1,024,891	\$934,000	\$1,008,227	102%	\$89,165,559
	2023	99	94	37	\$1,042,607	\$927,000	\$1,037,816	101%	\$98,005,050
	<b>% Change</b>	<b>10%</b>	<b>-7%</b>	<b>-14%</b>	<b>-2%</b>	<b>1%</b>	<b>-3%</b>	<b>1%</b>	<b>-9%</b>
Danvers	2024	149	142	26	\$785,109	\$716,788	\$774,188	102%	\$111,485,536
	2023	169	157	29	\$720,964	\$670,000	\$701,615	103%	\$113,191,350
	<b>% Change</b>	<b>-11.83%</b>	<b>-9.55%</b>	<b>-10.34%</b>	<b>8.90%</b>	<b>6.98%</b>	<b>10.34%</b>	<b>-0.97%</b>	<b>-1.51%</b>
Essex	2024	31	26	35	\$1,040,376	\$827,500	\$1,033,799	103%	\$27,049,765
	2023	27	23	47	\$1,289,539	\$925,000	\$1,356,796	98%	\$29,659,405
	<b>% Change</b>	<b>14.81%</b>	<b>13.04%</b>	<b>-25.53%</b>	<b>-19.32%</b>	<b>-10.54%</b>	<b>-23.81%</b>	<b>5.10%</b>	<b>-8.80%</b>
Georgetown	2024	89	77	28	\$768,657	\$730,000	\$753,470	102%	\$59,186,561
	2023	66	61	29	\$756,838	\$750,000	\$738,449	103%	\$46,167,143
	<b>% Change</b>	<b>34.85%</b>	<b>26.23%</b>	<b>-3.45%</b>	<b>1.56%</b>	<b>-2.67%</b>	<b>2.03%</b>	<b>-0.97%</b>	<b>28.20%</b>
Gloucester	2024	151	123	57	\$1,162,461	\$712,000	\$1,213,390	101%	\$142,982,678
	2023	157	124	39	\$916,773	\$689,500	\$911,535	101%	\$113,679,900
	<b>% Change</b>	<b>-3.82%</b>	<b>-0.81%</b>	<b>46.15%</b>	<b>26.80%</b>	<b>3.26%</b>	<b>33.12%</b>	<b>0.00%</b>	<b>25.78%</b>
Hamilton	2024	94	82	47	\$1,127,646	\$889,500	\$1,140,577	100%	\$92,466,943
	2023	84	64	40	\$963,484	\$773,250	\$959,587	102%	\$61,662,955
	<b>% Change</b>	<b>11.90%</b>	<b>28.13%</b>	<b>17.50%</b>	<b>17.04%</b>	<b>15.03%</b>	<b>18.86%</b>	<b>-1.96%</b>	<b>49.96%</b>
Ipswich	2024	114	85	32	\$962,349	\$895,000	\$947,152	102%	\$81,799,700
	2023	118	92	39	\$925,425	\$874,950	\$899,776	103%	\$85,139,134
	<b>% Change</b>	<b>-3.39%</b>	<b>-7.61%</b>	<b>-17.95%</b>	<b>3.99%</b>	<b>2.29%</b>	<b>5.27%</b>	<b>-0.97%</b>	<b>-3.92%</b>
Lynn	2024	395	342	24	\$591,132	\$584,500	\$568,165	104%	\$202,167,164
	2023	379	341	28	\$556,473	\$550,000	\$538,818	104%	\$189,757,210
	<b>% Change</b>	<b>4.22%</b>	<b>0.29%</b>	<b>-14.29%</b>	<b>6.23%</b>	<b>6.27%</b>	<b>5.45%</b>	<b>0.00%</b>	<b>6.54%</b>
Lynnfield	2024	136	110	39	\$1,189,110	\$1,017,500	\$1,188,449	101%	\$130,802,053
	2023	120	94	35	\$1,209,205	\$1,100,000	\$1,199,961	102%	\$113,665,223
	<b>% Change</b>	<b>13.33%</b>	<b>17.02%</b>	<b>11.43%</b>	<b>-1.66%</b>	<b>-7.50%</b>	<b>-0.96%</b>	<b>-0.98%</b>	<b>15.08%</b>
Manchester	2024	69	49	48	\$2,219,819	\$1,120,000	\$2,341,490	99%	\$108,771,119
	2023	53	37	85	\$2,091,923	\$1,595,000	\$2,205,608	99%	\$77,401,150
	<b>% Change</b>	<b>30.19%</b>	<b>32.43%</b>	<b>-43.53%</b>	<b>6.11%</b>	<b>-29.78%</b>	<b>6.16%</b>	<b>0.00%</b>	<b>40.53%</b>



## Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - December 31, 2024 vs January 1, 2023 - December 31, 2023

Town	Year	Number of Properties Listed	Number of Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
Marblehead	2024	194	153	38	\$1,355,154	\$1,100,000	\$1,308,423	105%	\$207,338,520
	2023	188	163	34	\$1,155,797	\$964,750	\$1,136,511	103%	\$188,394,880
	<b>% Change</b>	<b>3.19%</b>	<b>-6.13%</b>	<b>11.76%</b>	<b>17.25%</b>	<b>14.02%</b>	<b>15.13%</b>	<b>1.94%</b>	<b>10.06%</b>
Middleton	2024	83	66	43	\$1,078,069	\$987,500	\$1,078,327	100%	\$71,152,550
	2023	73	50	35	\$1,056,681	\$984,000	\$1,053,658	101%	\$52,834,050
	<b>% Change</b>	<b>13.70%</b>	<b>32.00%</b>	<b>22.86%</b>	<b>2.02%</b>	<b>0.36%</b>	<b>2.34%</b>	<b>-0.99%</b>	<b>34.67%</b>
Nahant	2024	59	35	69	\$1,133,686	\$930,000	\$1,164,074	97%	\$39,679,000
	2023	44	28	53	\$1,084,434	\$930,076	\$1,125,982	97%	\$30,364,151
	<b>% Change</b>	<b>34.09%</b>	<b>25.00%</b>	<b>30.19%</b>	<b>4.54%</b>	<b>-0.01%</b>	<b>3.38%</b>	<b>0.00%</b>	<b>30.68%</b>
Newbury	2024	116	72	49	\$1,084,568	\$980,000	\$1,096,661	99%	\$78,088,899
	2023	81	56	29	\$979,454	\$840,000	\$966,765	103%	\$54,849,439
	<b>% Change</b>	<b>43.21%</b>	<b>28.57%</b>	<b>68.97%</b>	<b>10.73%</b>	<b>16.67%</b>	<b>13.44%</b>	<b>-3.88%</b>	<b>42.37%</b>
Newburyport	2024	195	130	39	\$1,234,860	\$1,100,000	\$1,238,785	101%	\$160,531,766
	2023	197	125	31	\$1,113,346	\$950,000	\$1,103,996	103%	\$139,168,272
	<b>% Change</b>	<b>-1.02%</b>	<b>4.00%</b>	<b>25.81%</b>	<b>10.91%</b>	<b>15.79%</b>	<b>12.21%</b>	<b>-1.94%</b>	<b>15.35%</b>
North Reading	2024	128	101	36	\$1,033,711	\$870,000	\$1,014,075	103%	\$104,404,800
	2023	146	127	26	\$920,491	\$825,000	\$900,280	103%	\$116,902,299
	<b>% Change</b>	<b>-12.33%</b>	<b>-20.47%</b>	<b>38.46%</b>	<b>12.30%</b>	<b>5.45%</b>	<b>12.64%</b>	<b>0.00%</b>	<b>-10.69%</b>
Peabody	2024	296	261	22	\$694,686	\$670,000	\$671,343	104%	\$181,313,037
	2023	248	232	21	\$641,591	\$625,000	\$616,136	104%	\$148,849,143
	<b>% Change</b>	<b>19.35%</b>	<b>12.50%</b>	<b>4.76%</b>	<b>8.28%</b>	<b>7.20%</b>	<b>8.96%</b>	<b>0.00%</b>	<b>21.81%</b>
Reading	2024	210	195	26	\$946,467	\$855,000	\$917,162	103%	\$184,561,135
	2023	154	141	35	\$992,213	\$850,000	\$966,718	104%	\$139,902,100
	<b>% Change</b>	<b>36.36%</b>	<b>38.30%</b>	<b>-25.71%</b>	<b>-4.61%</b>	<b>0.59%</b>	<b>-5.13%</b>	<b>-0.96%</b>	<b>31.92%</b>
Revere	2024	194	156	26	\$641,852	\$650,000	\$631,639	102%	\$100,128,902
	2023	168	141	28	\$608,884	\$600,000	\$602,507	101%	\$85,852,650
	<b>% Change</b>	<b>15.48%</b>	<b>10.64%</b>	<b>-7.14%</b>	<b>5.41%</b>	<b>8.33%</b>	<b>4.84%</b>	<b>0.99%</b>	<b>16.63%</b>
Rockport	2024	63	44	44	\$1,153,216	\$852,500	\$1,170,582	100%	\$50,741,500
	2023	73	46	51	\$1,205,536	\$849,500	\$1,250,011	98%	\$55,454,653
	<b>% Change</b>	<b>-13.70%</b>	<b>-4.35%</b>	<b>-13.73%</b>	<b>-4.34%</b>	<b>0.35%</b>	<b>-6.35%</b>	<b>2.04%</b>	<b>-8.50%</b>



## Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - December 31, 2024 vs January 1, 2023 - December 31, 2023

Town	Year	Number of Properties Listed	Number of Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
Rowley	2024	46	40	32	\$782,773	\$763,750	\$769,405	102%	\$31,310,900
	2023	59	47	38	\$851,937	\$850,000	\$834,464	101%	\$40,041,034
	% Change	-22.03%	-14.89%	-15.79%	-8.12%	-10.15%	-7.80%	0.99%	-21.80%
Salem	2024	181	143	24	\$709,621	\$670,000	\$691,199	103%	\$101,475,795
	2023	144	133	29	\$632,620	\$600,000	\$608,662	104%	\$84,138,499
	% Change	25.69%	7.52%	-17.24%	12.17%	11.67%	13.56%	-0.96%	20.61%
Saugus	2024	241	209	24	\$697,910	\$650,000	\$676,446	104%	\$145,863,100
	2023	240	206	22	\$647,498	\$610,000	\$630,464	103%	\$133,384,508
	% Change	0.42%	1.46%	9.09%	7.79%	6.56%	7.29%	0.97%	9.36%
Swampscott	2024	122	101	65	\$1,067,243	\$835,000	\$1,057,711	102%	\$107,791,500
	2023	89	75	38	\$1,061,989	\$860,000	\$1,067,095	100%	\$79,649,200
	% Change	37.08%	34.67%	71.05%	0.49%	-2.91%	-0.88%	2.00%	35.33%
Topsfield	2024	68	50	45	\$1,035,865	\$912,500	\$1,026,434	102%	\$51,793,261
	2023	62	48	27	\$887,881	\$872,500	\$849,862	105%	\$42,618,309
	% Change	9.68%	4.17%	66.67%	16.67%	4.58%	20.78%	-2.86%	21.53%
Wakefield	2024	189	167	23	\$860,307	\$825,000	\$814,684	106%	\$143,671,345
	2023	194	170	27	\$801,163	\$750,000	\$763,292	105%	\$136,197,625
	% Change	-2.58%	-1.76%	-14.81%	7.38%	10.00%	6.73%	0.95%	5.49%
Wenham	2024	42	41	55	\$1,262,780	\$985,000	\$1,270,973	100%	\$51,773,999
	2023	43	33	27	\$1,057,939	\$960,000	\$1,022,015	104%	\$34,912,000
	% Change	-2.33%	24.24%	103.70%	19.36%	2.60%	24.36%	-3.85%	48.30%
<b>TOTALS</b>	2024	4008	3298	33	\$920,692	\$750,000	\$909,258	103%	\$3,036,442,782
	2023	3698	3113	31	\$864,080	\$722,000	\$850,580	103%	\$2,689,881,019
	% Change	8.38%	5.94%	6.45%	6.55%	3.88%	6.90%	0.00%	12.88%

MLS PIN Total Sold Market Statistics: 1/1/24-12/31/24, 1/1/23-12/31/23. Data includes all SF sales in the towns listed. Data maintained by MLS PIN may not reflect all real estate activity in the market.