



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - February 29, 2024 vs. January 1, 2023 - February 28, 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	29	13	15	\$1,029,000	\$605,000	\$1,036,246	100%	\$13,377,000
	2023	25	22	25	\$650,382	\$557,500	\$620,959	104%	\$14,308,400
	% Change	16.00%	-40.91%	-40.00%	58.21%	8.52%	66.88%	-3.85%	-6.51%
Boxford	2024	6	6	36	\$934,667	\$930,000	\$913,762	102%	\$5,608,000
	2023	9	12	53	\$978,963	\$874,775	\$1,031,725	97%	\$11,747,550
	% Change	-33%	-50%	-32%	-5%	6%	-11%	5%	-52%
Danvers	2024	13	15	25	\$722,593	\$675,000	\$723,540	98%	\$10,838,900
	2023	18	16	47	\$699,531	\$625,000	\$699,119	100%	\$11,192,500
	% Change	-27.78%	-6.25%	-46.81%	3.30%	8.00%	3.49%	-2.00%	-3.16%
Essex	2024	3	3	31	\$836,333	\$659,000	\$846,667	99%	\$2,509,000
	2023	2	1	152	\$2,385,000	\$2,385,000	\$2,750,000	87%	\$2,385,000
	% Change	50.00%	200.00%	-79.61%	-64.93%	-72.37%	-69.21%	13.79%	5.20%
Georgetown	2024	9	3	48	\$744,333	\$739,000	\$745,967	100%	\$2,233,000
	2023	6	9	43	\$804,556	\$750,000	\$827,842	97%	\$7,241,000
	% Change	50.00%	-66.67%	11.63%	-7.49%	-1.47%	-9.89%	3.09%	-69.16%
Gloucester	2024	17	13	94	\$1,063,627	\$556,000	\$1,400,038	93%	\$13,827,150
	2023	17	11	42	\$1,110,455	\$565,000	\$1,113,255	100%	\$12,215,000
	% Change	0.00%	18.18%	123.81%	-4.22%	-1.59%	25.76%	-7.00%	13.20%
Hamilton	2024	4	7	39	\$1,048,571	\$857,500	\$1,039,128	102%	\$7,340,000
	2023	6	6	32	\$742,167	\$592,500	\$770,625	97%	\$4,453,000
	% Change	-33.33%	16.67%	21.88%	41.29%	44.73%	34.84%	5.15%	64.83%
Ipswich	2024	7	8	79	\$777,625	\$850,000	\$773,375	100%	\$6,221,000
	2023	17	9	73	\$904,211	\$810,000	\$890,322	100%	\$8,137,900
	% Change	-58.82%	-11.11%	8.22%	-14.00%	4.94%	-13.14%	0.00%	-23.56%
Lynn	2024	47	40	33	\$568,013	\$550,000	\$554,750	103%	\$22,720,500
	2023	53	46	36	\$518,298	\$513,450	\$512,510	101%	\$23,841,700
	% Change	-11.32%	-13.04%	-8.33%	9.59%	7.12%	8.24%	1.98%	-4.70%



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Lynnfield	2024	9	9	64	\$1,646,333	\$1,428,000	\$1,702,988	99%	\$14,817,000
	2023	13	5	31	\$1,319,800	\$1,300,000	\$1,255,542	106%	\$6,599,000
	% Change	-30.77%	80.00%	106.45%	24.74%	9.85%	35.64%	-6.60%	124.53%
Manchester	2024	5	7	91	\$3,585,160	\$1,120,000	\$4,012,000	94%	\$25,096,119
	2023	6	1	82	\$860,000	\$860,000	\$899,900	96%	\$860,000
	% Change	-16.67%	600.00%	10.98%	316.88%	30.23%	345.83%	-2.08%	2818.15%
Marblehead	2024	11	15	35	\$1,147,667	\$790,000	\$1,131,053	104%	\$17,215,000
	2023	24	16	40	\$1,056,750	\$722,000	\$1,089,981	97%	\$16,908,000
	% Change	-54.17%	-6.25%	-12.50%	8.60%	9.42%	3.77%	7.22%	1.82%
Middleton	2024	11	5	52	\$1,005,800	\$1,005,000	\$1,002,580	100%	\$5,029,000
	2023	14	7	26	\$909,714	\$825,000	\$885,828	103%	\$6,368,000
	% Change	-21.43%	-28.57%	100.00%	10.56%	21.82%	13.18%	-2.91%	-21.03%
Nahant	2024	3	1	20	\$760,000	\$760,000	\$749,900	101%	\$760,000
	2023	6	0	0	\$0	\$0	\$0	0%	\$0
	% Change	-50.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Newbury	2024	11	13	96	\$1,193,531	\$992,500	\$1,209,400	98%	\$15,515,900
	2023	9	3	40	\$853,333	\$905,000	\$824,667	104%	\$2,560,000
	% Change	22.22%	333.33%	140.00%	39.87%	9.67%	46.65%	-5.77%	506.09%
Newburyport	2024	24	18	39	\$997,789	\$957,500	\$979,507	103%	\$17,960,200
	2023	14	9	38	\$1,045,000	\$810,000	\$1,103,933	95%	\$9,405,000
	% Change	71.43%	100.00%	2.63%	-4.52%	18.21%	-11.27%	8.42%	90.96%
North Reading	2024	13	11	38	\$1,062,091	\$1,050,000	\$1,066,155	100%	\$11,683,000
	2023	15	14	42	\$709,893	\$587,500	\$714,671	101%	\$9,938,500
	% Change	-13.33%	-21.43%	-9.52%	49.61%	78.72%	49.18%	-0.99%	17.55%
Peabody	2024	30	29	24	\$627,879	\$635,000	\$616,269	102%	\$18,208,499
	2023	29	24	22	\$536,538	\$515,000	\$529,883	102%	\$12,876,900
	% Change	3.45%	20.83%	9.09%	17.02%	23.30%	16.30%	0.00%	41.40%
Reading	2024	22	16	38	\$843,355	\$790,000	\$843,080	101%	\$13,493,677
	2023	15	17	65	\$886,553	\$717,000	\$873,797	102%	\$15,071,400
	% Change	46.67%	-5.88%	-41.54%	-4.87%	10.18%	-3.52%	-0.98%	-10.47%
Revere	2024	31	11	42	\$599,427	\$560,000	\$601,318	101%	\$6,593,700
	2023	20	14	36	\$603,779	\$594,450	\$613,814	99%	\$8,452,900
	% Change	55.00%	-21.43%	16.67%	-0.72%	-5.80%	-2.04%	2.02%	-21.99%



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Rockport	2024	6	4	33	\$924,750	\$822,500	\$968,250	96%	\$3,699,000
	2023	7	6	57	\$670,833	\$692,500	\$688,800	98%	\$4,025,000
	% Change	-14.29%	-33.33%	-42.11%	37.85%	18.77%	40.57%	-2.04%	-8.10%
Rowley	2024	4	5	55	\$697,000	\$630,000	\$690,760	102%	\$3,485,000
	2023	11	5	88	\$905,980	\$925,000	\$920,560	99%	\$4,529,900
	% Change	-63.64%	0.00%	-37.50%	-23.07%	-31.89%	-24.96%	3.03%	-23.07%
Salem	2024	15	13	28	\$625,300	\$640,000	\$613,646	102%	\$8,128,900
	2023	15	15	45	\$541,067	\$545,000	\$535,427	101%	\$8,116,000
	% Change	0.00%	-13.33%	-37.78%	15.57%	17.43%	14.61%	0.99%	0.16%
Saugus	2024	25	19	27	\$650,907	\$612,500	\$639,179	102%	\$12,367,224
	2023	33	24	25	\$608,771	\$600,000	\$602,821	102%	\$14,610,500
	% Change	-24.24%	-20.83%	8.00%	6.92%	2.08%	6.03%	0.00%	-15.35%
Swampscott	2024	8	8	44	\$779,500	\$692,500	\$782,813	100%	\$6,236,000
	2023	10	7	34	\$750,286	\$680,000	\$743,700	101%	\$5,252,000
	% Change	-20.00%	14.29%	29.41%	3.89%	1.84%	5.26%	-0.99%	18.74%
Topsfield	2024	5	7	58	\$885,500	\$925,000	\$896,666	99%	\$6,198,500
	2023	3	2	39	\$925,450	\$925,450	\$939,450	98%	\$1,850,900
	% Change	66.67%	250.00%	48.72%	-4.32%	-0.05%	-4.55%	1.02%	234.89%
Wakefield	2024	13	18	36	\$726,039	\$690,000	\$704,878	103%	\$13,068,700
	2023	26	15	50	\$660,040	\$595,000	\$661,833	100%	\$9,900,600
	% Change	-50.00%	20.00%	-28.00%	10.00%	15.97%	6.50%	3.00%	32.00%
Wenham	2024	9	2	62	\$1,262,500	\$1,262,500	\$1,337,000	95%	\$2,525,000
	2023	5	2	98	\$1,077,500	\$1,077,500	\$1,099,950	96%	\$2,155,000
	% Change	80.00%	0.00%	-36.73%	17.17%	17.17%	21.55%	-1.04%	17.17%
TOTALS	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
TOTALS	2024	390	319	43	\$898,918	\$700,000	\$918,439	101%	\$286,754,969
	2023	428	318	41	\$738,999	\$611,250	\$741,293	100%	\$235,001,650
	% Change	-8.88%	0.31%	4.88%	21.64%	14.52%	23.90%	1.00%	22.02%