



Cumulative Totals Single Family Home Sales

January 1, 2024 - January 31, 2024 vs January 1, 2023 - January 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	12	6	27	\$692,333	\$595,000	\$693,550	100%	\$4,154,000
	2023	15	11	25	\$699,082	\$530,000	\$647,491	106%	\$7,689,900
	% Change	-20.00%	-45.45%	8.00%	-0.97%	12.26%	7.11%	-5.66%	-45.98%
Boxford	2024	3	4	33	\$934,500	\$924,000	\$895,950	104%	\$3,738,000
	2023	5	6	59	\$1,200,000	\$1,057,500	\$1,301,633	98%	\$7,200,000
	% Change	-40%	-33%	-44%	-22%	-13%	-31%	6%	-48%
Danvers	2024	7	9	17	\$651,878	\$600,000	\$658,366	99%	\$5,866,900
	2023	14	7	45	\$701,071	\$675,000	\$707,171	99%	\$4,907,500
	% Change	-50.00%	28.57%	-62.22%	-7.02%	-11.11%	-6.90%	0.00%	19.55%
Essex	2024	1	2	41	\$629,500	\$629,500	\$645,000	98%	\$1,259,000
	2023	1	0	0	\$0	\$0	\$0	0%	\$0
	% Change	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Georgetown	2024	2	3	48	\$744,333	\$739,000	\$745,967	100%	\$2,233,000
	2023	4	4	57	\$887,750	\$888,000	\$920,694	96%	\$3,551,000
	% Change	-50.00%	-25.00%	-15.79%	-16.16%	-16.78%	-18.98%	4.17%	-37.12%
Gloucester	2024	5	8	64	\$543,894	\$528,075	\$585,313	92%	\$4,351,150
	2023	12	4	40	\$2,007,500	\$1,435,000	\$2,024,750	99%	\$8,030,000
	% Change	-58.33%	100.00%	60.00%	-72.91%	-63.20%	-71.09%	-7.07%	-45.81%
Hamilton	2024	2	4	31	\$818,750	\$786,250	\$798,500	103%	\$3,275,000
	2023	5	3	24	\$687,667	\$625,000	\$682,933	101%	\$2,063,000
	% Change	-60.00%	33.33%	29.17%	19.06%	25.80%	16.92%	1.98%	58.75%
Ipswich	2024	4	6	87	\$801,000	\$860,000	\$801,500	99%	\$4,806,000
	2023	10	5	93	\$913,600	\$670,000	\$837,800	103%	\$4,568,000
	% Change	-60.00%	20.00%	-6.45%	-12.32%	28.36%	-4.33%	-3.88%	5.21%
Lynn	2024	25	23	38	\$555,804	\$535,000	\$548,952	101%	\$12,783,500
	2023	30	27	35	\$506,437	\$490,000	\$508,328	99%	\$13,673,800
	% Change	-16.67%	-14.81%	8.57%	9.75%	9.18%	7.99%	2.02%	-6.51%



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Lynnfield	2024	4	4	46	\$2,033,500	\$2,052,500	\$2,081,750	103%	\$8,134,000
	2023	6	3	16	\$1,101,333	\$1,300,000	\$1,062,907	107%	\$3,304,000
	% Change	-33.33%	33.33%	187.50%	84.64%	57.88%	95.85%	-3.74%	146.19%
Manchester	2024	4	3	32	\$840,373	\$721,119	\$855,000	100%	\$2,521,119
	2023	2	0	0	\$0	\$0	\$0	0%	\$0
	% Change	100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Marblehead	2024	6	8	21	\$1,347,250	\$955,000	\$1,349,863	104%	\$10,778,000
	2023	13	9	58	\$1,029,444	\$775,000	\$1,079,300	95%	\$9,265,000
	% Change	-53.85%	-11.11%	-63.79%	30.87%	23.23%	25.07%	9.47%	16.33%
Middleton	2024	7	2	80	\$1,099,000	\$1,099,000	\$1,147,450	97%	\$2,198,000
	2023	6	2	13	\$912,500	\$912,500	\$864,450	105%	\$1,825,000
	% Change	16.67%	0.00%	515.38%	20.44%	20.44%	32.74%	-7.62%	20.44%
Nahant	2024	1	1	20	\$760,000	\$760,000	\$749,000	101%	\$760,000
	2023	1	0	0	\$0	\$0	\$0	0%	\$0
	% Change	100.00%	No Change	No Change	No Change	No Change	No Change	No Change	No Change
Newbury	2024	7	8	77	\$1,383,250	\$1,096,250	\$1,375,425	99%	\$11,066,000
	2023	3	1	32	\$480,000	\$480,000	\$500,000	96%	\$480,000
	% Change	133.33%	700.00%	140.63%	188.18%	128.39%	175.09%	3.13%	2205.42%
Newburyport	2024	9	12	41	\$910,850	\$962,500	\$888,958	104%	\$10,930,200
	2023	7	5	37	\$976,000	\$810,000	\$1,057,500	91%	\$4,880,000
	% Change	28.57%	140.00%	10.81%	-6.68%	18.83%	-15.94%	14.29%	123.98%
North Reading	2024	5	6	32	\$977,167	\$862,500	\$954,967	102%	\$5,863,000
	2023	8	8	37	\$567,438	\$525,000	\$560,950	102%	\$4,539,500
	% Change	-37.50%	-25.00%	-13.51%	72.21%	64.29%	70.24%	0.00%	29.16%
Peabody	2024	12	19	24	\$639,921	\$640,000	\$626,279	102%	\$12,158,499
	2023	14	15	23	\$547,260	\$500,000	\$551,700	99%	\$8,208,900
	% Change	-14.29%	26.67%	4.35%	16.93%	28.00%	13.52%	3.03%	48.11%



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Reading	2024	12	8	50	\$907,710	\$825,000	\$919,360	100%	\$7,261,677
	2023	10	7	58	\$723,486	\$670,000	\$731,971	99%	\$5,064,400
	% Change	20.00%	14.29%	-13.79%	25.46%	23.13%	25.60%	1.01%	43.39%
Revere	2024	10	10	36	\$590,370	\$560,000	\$583,950	102%	\$5,903,700
	2023	12	8	35	\$588,813	\$577,000	\$596,200	99%	\$4,710,500
	% Change	-16.67%	-62.50%	2.86%	0.26%	-2.95%	-2.05%	3.03%	25.33%
Rockport	2024	2	3	19	\$969,667	\$855,000	\$984,333	99%	\$2,909,000
	2023	5	0	0	\$0	\$0	\$0	0%	\$0
	% Change	-60.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Rowley	2024	2	4	63	\$755,000	\$747,500	\$750,950	102%	\$3,020,000
	2023	8	1	121	\$740,000	\$740,000	\$799,900	93%	\$740,000
	% Change	-75.00%	300.00%	-47.93%	2.03%	1.01%	-6.12%	9.68%	308.11%
Salem	2024	9	9	32	\$634,322	\$640,000	\$633,278	101%	\$5,708,900
	2023	8	8	43	\$512,500	\$482,500	\$507,325	101%	\$4,100,000
	% Change	12.50%	12.50%	-25.58%	23.77%	32.64%	24.83%	0.00%	39.24%
Saugus	2024	16	13	31	\$623,154	\$612,500	\$609,269	103%	\$8,101,000
	2023	19	7	24	\$561,857	\$590,000	\$559,671	100%	\$3,933,000
	% Change	-15.79%	85.71%	29.17%	10.91%	3.81%	8.86%	3.00%	105.98%
Swampscott	2024	2	8	44	\$779,500	\$692,500	\$782,813	100%	\$6,236,000
	2023	4	6	37	\$763,667	\$752,500	\$756,000	101%	\$4,582,000
	% Change	-50.00%	33.33%	18.92%	2.07%	-7.97%	3.55%	-0.99%	36.10%
Topsfield	2024	0	5	32	\$813,200	\$725,000	\$805,380	101%	\$4,066,000
	2023	2	1	33	\$856,000	\$856,000	\$889,000	96%	\$856,000
	% Change	-100.00%	400.00%	-3.03%	-5.00%	-15.30%	-9.41%	5.21%	375.00%
Wakefield	2024	9	6	12	\$711,167	\$690,000	\$669,750	106%	\$4,267,000
	2023	14	9	44	\$637,733	\$595,000	\$640,322	99%	\$5,739,600
	% Change	-35.71%	-33.33%	-72.73%	11.51%	15.97%	4.60%	7.07%	-25.66%



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Wenham	2024	7	0	0	\$0	\$0	\$0	0%	\$0
	2023	2	2	98	\$1,077,500	\$1,077,500	\$1,099,950	96%	\$2,155,000
	% Change	250.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%
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	184	194	38	\$795,612	\$675,500	\$791,879	101%	\$154,348,645
	2023	240	159	40	\$729,975	\$600,000	\$735,007	100%	\$116,066,100
	% Change	-23.33%	22.01%	-5.00%	8.99%	12.58%	7.74%	1.00%	32.98%