



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - July 31, 2024 vs. January 1, 2023 - July 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	147	111	30	\$882,088	\$705,375	\$866,959	104%	\$97,911,794
	2023	138	106	29	\$987,947	\$682,500	\$1,003,209	104%	\$104,722,372
	% Change	6.52%	4.72%	3.45%	-10.72%	3.35%	-13.58%	0.00%	-6.50%
Boxford	2024	71	47	27	\$1,025,320	\$925,000	\$1,002,927	103%	\$48,190,059
	2023	60	50	39	\$1,080,471	\$1,007,500	\$1,074,686	102%	\$54,023,550
	% Change	18%	-6%	-31%	-5%	-8%	-7%	1%	-10.80%
Danvers	2024	97	73	27	\$756,088	\$692,500	\$741,330	102%	\$55,194,418
	2023	98	84	36	\$726,546	\$672,500	\$707,056	103%	\$61,029,900
	% Change	-1.02%	-13.10%	-25.00%	4.07%	2.97%	4.85%	-0.97%	-9.56%
Essex	2024	22	14	25	\$1,000,000	\$738,000	\$993,984	104%	\$14,000,000
	2023	18	11	48	\$1,336,096	\$1,133,555	\$1,389,445	99%	\$14,697,055
	% Change	22.22%	27.27%	-47.92%	-25.16%	-34.90%	-28.46%	5.05%	-4.74%
Georgetown	2024	53	38	27	\$793,013	\$772,500	\$779,434	102%	\$30,134,500
	2023	36	29	27	\$723,397	\$725,000	\$715,323	101%	\$20,978,500
	% Change	47.22%	31.03%	0.00%	9.62%	6.55%	8.96%	0.99%	43.64%
Gloucester	2024	95	61	42	\$963,564	\$629,900	\$1,047,241	100%	\$58,777,410
	2023	107	67	35	\$874,491	\$640,000	\$845,464	103%	\$58,590,900
	% Change	-11.21%	-8.96%	20.00%	10.19%	-1.58%	23.87%	-2.91%	0.32%
Hamilton	2024	58	41	54	\$1,107,351	\$900,000	\$1,126,534	99%	\$45,401,373
	2023	46	38	48	\$918,762	\$726,250	\$918,233	102%	\$34,912,955
	% Change	26.09%	7.89%	12.50%	20.53%	23.92%	22.68%	-2.94%	30.04%
Ipswich	2024	66	38	34	\$918,421	\$885,000	\$887,268	103%	\$34,900,000
	2023	65	51	57	\$932,256	\$850,000	\$915,720	101%	\$47,545,055
	% Change	1.54%	-25.49%	-40.35%	-1.48%	4.12%	-3.11%	1.98%	-26.60%
Lynn	2024	256	189	24	\$587,593	\$575,000	\$564,145	104%	\$111,055,165
	2023	213	167	29	\$548,219	\$540,000	\$532,575	103%	\$91,552,600
	% Change	20.19%	13.17%	-17.24%	7.18%	6.48%	5.93%	0.97%	21.30%
Lynnfield	2024	80	52	37	\$1,329,802	\$1,200,000	\$1,322,843	102%	\$69,149,700
	2023	77	41	29	\$1,112,839	\$925,000	\$1,071,093	105%	\$45,626,400
	% Change	3.90%	26.83%	27.59%	19.50%	29.73%	23.50%	-2.86%	51.56%



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Manchester	2024	47	22	43	\$2,621,687	\$1,002,500	\$2,749,227	101%	\$57,677,119
	2023	32	21	88	\$2,012,960	\$1,600,000	\$2,075,505	98%	\$42,272,150
	% Change	46.88%	4.76%	-51.14%	30.24%	-37.34%	32.46%	3.06%	36.44%
Marblehead	2024	131	90	31	\$1,345,045	\$1,117,500	\$1,286,100	106%	\$121,054,020
	2023	125	91	36	\$1,150,290	\$965,000	\$1,132,737	103%	\$104,676,350
	% Change	4.80%	-1.10%	-13.89%	16.93%	15.80%	13.54%	2.91%	15.65%
Middleton	2024	51	31	44	\$1,156,629	\$1,062,000	\$1,160,529	100%	\$35,855,500
	2023	43	29	33	\$1,090,709	\$1,051,500	\$1,090,083	101%	\$31,630,550
	% Change	18.60%	6.90%	33.33%	6.04%	1.00%	6.46%	-0.99%	13.36%
Nahant	2024	38	15	43	\$1,200,700	\$970,000	\$1,204,653	100%	\$18,010,500
	2023	32	18	38	\$1,073,620	\$930,076	\$1,108,899	98%	\$19,325,151
	% Change	18.75%	-16.67%	13.16%	11.84%	4.29%	8.64%	2.04%	-6.80%
Newbury	2024	78	44	49	\$1,151,111	\$988,750	\$1,150,109	100%	\$50,648,900
	2023	51	30	28	\$933,585	\$831,000	\$904,686	104%	\$28,007,539
	% Change	52.94%	46.67%	75.00%	23.30%	18.98%	27.13%	-3.85%	80.84%
Newburyport	2024	126	75	31	\$1,187,437	\$1,050,000	\$1,174,095	102%	\$89,057,766
	2023	118	65	25	\$1,052,814	\$836,900	\$1,043,589	103%	\$68,432,900
	% Change	6.78%	15.38%	24.00%	12.79%	25.46%	12.51%	-0.97%	30.14%
North Reading	2024	75	47	28	\$1,057,785	\$970,000	\$1,032,034	103%	\$49,715,900
	2023	92	76	27	\$902,380	\$771,000	\$875,942	104%	\$68,580,899
	% Change	-18.48%	-38.16%	3.70%	17.22%	25.81%	17.82%	-0.96%	-27.51%
Peabody	2024	185	140	20	\$689,212	\$677,500	\$662,142	104%	\$96,489,637
	2023	143	134	23	\$629,925	\$617,500	\$605,087	104%	\$84,409,943
	% Change	29.37%	4.48%	-13.04%	9.41%	9.72%	9.43%	0.00%	14.31%
Reading	2024	132	106	23	\$966,865	\$860,000	\$929,082	104%	\$102,487,655
	2023	104	85	38	\$994,820	\$850,000	\$967,754	104%	\$84,559,700
	% Change	26.92%	24.71%	-39.47%	-2.81%	1.18%	-4.00%	0.00%	21.20%
Revere	2024	121	91	27	\$626,369	\$635,000	\$615,471	102%	\$56,999,602
	2023	96	72	32	\$591,655	\$594,450	\$584,788	102%	\$42,599,150
	% Change	26.04%	26.39%	-15.63%	5.87%	6.82%	5.25%	0.00%	33.80%



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Rockport	2024	43	24	26	\$987,271	\$820,000	\$971,204	102%	\$23,694,500
	2023	48	27	46	\$1,006,432	\$800,000	\$1,005,096	100%	\$27,173,653
	% Change	-10.42%	-11.11%	-43.48%	-1.90%	2.50%	-3.37%	2.00%	-12.80%
Rowley	2024	24	23	35	\$823,778	\$865,000	\$800,752	104%	\$18,946,900
	2023	36	29	40	\$849,324	\$827,000	\$830,793	102%	\$24,630,400
	% Change	-33.33%	-20.69%	-12.50%	-3.01%	4.59%	-3.62%	1.96%	-23.08%
Salem	2024	110	73	18	\$694,979	\$659,900	\$667,030	104%	\$50,733,450
	2023	86	83	37	\$610,772	\$580,000	\$591,555	103%	\$50,694,099
	% Change	27.91%	-12.05%	-51.35%	13.79%	13.78%	12.76%	0.97%	0.08%
Saugus	2024	151	109	21	\$708,367	\$680,000	\$682,677	104%	\$77,212,008
	2023	149	101	22	\$649,398	\$615,500	\$629,999	104%	\$65,589,200
	% Change	1.34%	7.92%	-4.55%	9.08%	10.48%	8.36%	0.00%	17.72%
Swampscott	2024	75	50	25	\$903,178	\$787,500	\$886,466	102%	\$45,158,875
	2023	54	41	49	\$1,094,876	\$830,000	\$1,103,663	100%	\$44,889,900
	% Change	38.89%	21.95%	-48.98%	-17.51%	-5.12%	-19.68%	2.00%	0.60%
Topsfield	2024	38	21	37	\$997,572	\$925,000	\$1,001,686	101%	\$20,949,011
	2023	44	29	22	\$870,011	\$870,000	\$823,159	106%	\$25,230,306
	% Change	-13.64%	-27.59%	68.18%	14.66%	6.32%	21.69%	-4.72%	-16.97%
Wakefield	2024	110	91	20	\$856,834	\$835,000	\$794,962	108%	\$77,971,890
	2023	123	92	30	\$828,894	\$756,000	\$785,964	106%	\$76,258,225
	% Change	-10.57%	-1.09%	-33.33%	3.37%	10.45%	1.14%	1.89%	2.25%
Wenham	2024	33	22	55	\$1,370,455	\$1,125,000	\$1,343,895	103%	\$30,150,000
	2023	28	20	26	\$979,850	\$805,000	\$933,580	106%	\$19,597,000
	% Change	17.86%	10.00%	111.54%	39.86%	39.75%	43.95%	-2.83%	53.85%
	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	2513	1738	28	\$913,422	\$750,000	\$895,830	103%	\$1,587,527,652
	2023	2262	1686	33	\$855,016	\$705,000	\$839,384	103%	\$1,441,557,402
	% Change	11.10%	3.08%	-15.15%	6.83%	6.38%	6.72%	0.00%	10.13%