



## Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - June 30, 2024 vs. January 1, 2023 - June 30, 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	132	85	33	\$858,073	\$705,000	\$841,059	104%	\$72,936,210
	2023	120	80	30	\$1,024,673	\$690,000	\$1,056,404	103%	\$81,973,850
	% Change	10.00%	6.25%	10.00%	-16.26%	2.17%	-20.38%	0.97%	-11.03%
Boxford	2024	64	33	26	\$1,041,896	\$925,000	\$1,009,899	104%	\$34,382,559
	2023	55	44	40	\$1,063,626	\$1,007,500	\$1,055,736	102%	\$46,799,550
	% Change	16%	-25%	-35%	-2%	-8%	-4%	2%	-27%
Danvers	2024	80	56	28	\$738,847	\$677,500	\$726,609	102%	\$41,375,418
	2023	84	72	38	\$722,326	\$672,500	\$705,264	103%	\$52,007,500
	% Change	-4.76%	-22.22%	-26.32%	2.29%	0.74%	3.03%	-0.97%	-20.44%
Essex	2024	21	10	19	\$734,900	\$679,500	\$698,578	107%	\$7,349,000
	2023	15	7	66	\$1,498,357	\$1,223,000	\$1,586,286	98%	\$10,488,500
	% Change	40.00%	42.86%	-71.21%	-50.95%	-44.44%	-55.96%	9.18%	-29.93%
Georgetown	2024	47	32	28	\$809,828	\$812,550	\$796,581	102%	\$25,914,500
	2023	31	25	29	\$718,860	\$725,000	\$714,015	101%	\$17,971,500
	% Change	51.61%	28.00%	-3.45%	12.65%	12.08%	11.56%	0.99%	44.20%
Gloucester	2024	83	50	47	\$1,013,358	\$619,000	\$1,121,394	100%	\$50,667,910
	2023	88	55	33	\$916,107	\$610,000	\$882,322	103%	\$50,385,900
	% Change	-5.68%	-9.09%	42.42%	10.62%	1.48%	27.10%	-2.91%	0.56%
Hamilton	2024	48	33	52	\$1,161,381	\$940,000	\$1,179,179	100%	\$38,325,573
	2023	40	30	44	\$882,782	\$726,250	\$873,532	103%	\$26,483,455
	% Change	20.00%	10.00%	18.18%	31.56%	29.43%	34.99%	-2.91%	44.72%
Ipswich	2024	56	31	38	\$907,387	\$875,000	\$872,171	104%	\$28,129,000
	2023	56	41	63	\$953,172	\$870,000	\$939,507	101%	\$39,080,055
	% Change	0.00%	-24.39%	-39.68%	-4.80%	0.57%	-7.17%	2.97%	-28.02%
Lynn	2024	220	148	24	\$572,959	\$565,500	\$550,159	104%	\$84,798,000
	2023	170	146	31	\$545,237	\$538,000	\$531,748	103%	\$79,604,600
	% Change	29.41%	1.37%	-22.58%	5.08%	5.11%	3.46%	0.97%	6.52%
Lynnfield	2024	67	37	45	\$1,353,919	\$1,160,000	\$1,367,624	101%	\$50,095,000
	2023	65	32	30	\$1,128,953	\$917,000	\$1,089,469	105%	\$36,126,500
	% Change	3.08%	15.63%	50.00%	19.93%	26.50%	25.53%	-3.81%	38.67%
Manchester	2024	41	18	47	\$2,340,673	\$1,062,500	\$2,476,333	100%	\$42,132,119
	2023	26	17	76	\$1,860,479	\$1,600,000	\$1,937,741	98%	\$31,628,150
	% Change	57.69%	5.88%	-38.16%	25.81%	-33.59%	27.79%	2.04%	33.21%



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Marblehead	2024	113	71	31	\$1,411,676	\$1,128,000	\$1,344,677	107%	\$100,229,020
	2023	105	67	37	\$1,101,184	\$955,000	\$1,102,390	101%	\$73,779,350
	% Change	7.62%	5.97%	-16.22%	28.20%	18.12%	21.98%	5.94%	35.85%
Middleton	2024	44	27	47	\$1,180,500	\$1,120,000	\$1,181,537	100%	\$31,873,500
	2023	40	24	32	\$1,046,565	\$1,025,750	\$1,036,229	101%	\$25,117,550
	% Change	10.00%	12.50%	46.88%	12.80%	9.19%	14.02%	-0.99%	26.90%
Nahant	2024	35	11	43	\$1,197,318	\$1,142,500	\$1,199,263	100%	\$13,170,500
	2023	30	14	40	\$973,011	\$880,000	\$1,025,735	97%	\$13,622,151
	% Change	16.67%	-21.43%	7.50%	23.05%	29.83%	16.92%	3.09%	-3.32%
Newbury	2024	64	36	55	\$1,142,053	\$1,000,750	\$1,141,694	100%	\$41,113,900
	2023	42	25	29	\$941,422	\$835,000	\$917,023	104%	\$23,535,539
	% Change	52.38%	44.00%	89.66%	21.31%	19.85%	24.50%	-3.85%	74.69%
Newburyport	2024	106	62	31	\$1,190,658	\$1,037,500	\$1,179,525	102%	\$73,820,766
	2023	97	44	26	\$1,033,818	\$819,500	\$1,025,366	103%	\$45,488,000
	% Change	9.28%	40.91%	19.23%	15.17%	26.60%	15.03%	-0.97%	62.29%
North Reading	2024	66	36	31	\$1,053,969	\$1,060,000	\$1,029,886	103%	\$37,942,900
	2023	79	57	30	\$891,735	\$750,000	\$865,295	104%	\$50,828,899
	% Change	-16%	-37%	3%	18%	41%	19%	-1%	-25%
Peabody	2024	156	114	20	\$676,053	\$669,500	\$651,175	104%	\$77,070,037
	2023	130	100	25	\$604,494	\$590,750	\$582,381	104%	\$60,449,443
	% Change	20.00%	14.00%	-20.00%	11.84%	13.33%	11.81%	0.00%	27.50%
Reading	2024	120	84	25	\$997,103	\$877,500	\$959,104	104%	\$83,756,663
	2023	89	76	40	\$999,154	\$845,000	\$971,851	104%	\$75,935,700
	% Change	35%	11%	-38%	0%	4%	-1%	0%	10%
Revere	2024	104	76	28	\$622,626	\$628,750	\$614,524	102%	\$47,319,602
	2023	77	57	35	\$589,550	\$580,000	\$584,042	101%	\$33,604,350
	% Change	35.06%	33.33%	-20.00%	5.61%	8.41%	5.22%	0.99%	40.81%
Rockport	2024	33	17	25	\$996,647	\$850,000	\$990,353	100%	\$16,943,000
	2023	44	21	43	\$777,031	\$769,000	\$776,467	100%	\$16,317,653
	% Change	-25.00%	-19.05%	-41.86%	28.26%	10.53%	27.55%	0.00%	3.83%
Rowley	2024	23	20	38	\$849,045	\$865,000	\$828,465	103%	\$16,980,900
	2023	31	22	48	\$866,336	\$871,500	\$850,255	102%	\$19,059,400
	% Change	-25.81%	-9.09%	-20.83%	-2.00%	-0.75%	-2.56%	0.98%	-10.91%
Salem	2024	94	55	19	\$692,721	\$659,900	\$665,071	104%	\$38,099,650
	2023	75	70	40	\$612,631	\$580,000	\$593,864	104%	\$42,884,200
	% Change	25.33%	-21.43%	-52.50%	13.07%	13.78%	11.99%	0.00%	-11.16%



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Saugus	2024	134	85	21	\$718,669	\$690,000	\$694,902	104%	\$61,086,824
	2023	120	84	22	\$632,758	\$600,000	\$615,197	103%	\$53,151,700
	% Change	11.67%	1.19%	-4.55%	13.58%	15.00%	12.96%	0.97%	14.93%
Swampscott	2024	65	41	26	\$878,095	\$800,000	\$858,110	103%	\$36,001,875
	2023	47	38	45	\$1,102,366	\$827,500	\$1,099,271	101%	\$41,889,900
	% Change	38.30%	7.89%	-42.22%	-20.34%	-3.32%	-21.94%	1.98%	-14.06%
Topsfield	2024	33	18	37	\$941,334	\$928,750	\$933,194	101%	\$16,944,011
	2023	42	22	23	\$890,415	\$900,000	\$841,173	106%	\$19,589,134
	% Change	-21.43%	-18.18%	60.87%	5.72%	3.19%	10.94%	-4.72%	-13.50%
Wakefield	2024	94	72	21	\$850,103	\$828,000	\$788,631	108%	\$61,207,390
	2023	112	76	30	\$818,674	\$749,950	\$777,318	106%	\$62,219,200
	% Change	-16.07%	-5.26%	-30.00%	3.84%	10.41%	1.46%	1.89%	-1.63%
Wenham	2024	28	20	55	\$1,418,750	\$1,175,000	\$1,389,540	103%	\$28,375,000
	2023	26	16	27	\$935,125	\$805,000	\$866,788	108%	\$14,962,000
	% Change	7.69%	25.00%	103.70%	51.72%	45.96%	60.31%	-4.63%	89.65%
<b>Totals</b>	<b>Year</b>	<b>Number of Properties Listed</b>	<b>Number of 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	2171	1378	30	\$912,947	\$745,000	\$896,648	103%	\$1,258,040,827
	2023	1936	1362	35	\$840,664	\$690,000	\$827,251	103%	\$1,144,983,729
	% Change	12.14%	1.17%	-14.29%	8.60%	7.97%	8.39%	0.00%	9.87%