



Cumulative Totals Single Family Home Sales

January 1, 2024 - March 31, 2024 vs. January 1, 2023 - March 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
Beverly	2024	41	30	52	\$968,150	\$702,500	\$990,797	101%
	2023	40	35	42	\$1,268,299	\$679,000	\$1,372,537	101%
	% Change	2.50%	-14.29%	23.81%	-23.67%	3.46%	-27.81%	0.00%
Boxford	2024	15	8	37	\$865,301	\$894,000	\$850,185	102%
	2023	20	16	48	\$1,012,034	\$874,775	\$1,052,788	98%
	% Change	-25%	-50%	-23%	-14%	2%	-19%	4%
Danvers	2024	20	23	24	\$699,679	\$675,000	\$696,378	100%
	2023	28	26	49	\$703,788	\$642,500	\$707,900	100%
	% Change	-28.57%	-11.54%	-51.02%	-0.58%	5.06%	-1.63%	0.00%
Essex	2024	5	4	28	\$802,250	\$679,500	\$807,250	99%
	2023	4	2	92	\$1,580,000	\$1,580,000	\$1,787,500	90%
	% Change	25.00%	100.00%	-69.57%	-49.22%	-56.99%	-54.84%	10.00%
Georgetown	2024	13	10	46	\$719,200	\$695,500	\$740,390	98%
	2023	15	11	41	\$772,364	\$750,000	\$794,506	97%
	% Change	-13.33%	-9.09%	12.20%	-6.88%	-7.27%	-6.81%	1.03%
Gloucester	2024	29	16	90	\$1,066,384	\$553,000	\$1,419,088	92%
	2023	23	22	49	\$1,054,364	\$615,000	\$1,035,759	102%
	% Change	26.09%	-27.27%	83.67%	1.14%	-10.08%	37.01%	-9.80%
Hamilton	2024	13	10	104	\$1,459,000	\$1,243,750	\$1,536,790	98%
	2023	15	10	40	\$700,890	\$633,000	\$722,365	98%
	% Change	-13.33%	0.00%	160.00%	108.16%	96.48%	112.74%	0.00%
Ipswich	2024	11	11	63	\$879,909	\$895,000	\$866,500	101%
	2023	24	21	80	\$928,233	\$746,750	\$919,724	100%
	% Change	-54.17%	-47.62%	-21.25%	-5.21%	19.85%	-5.79%	1.00%
Lynn	2024	79	53	30	\$564,160	\$550,000	\$546,143	104%
	2023	77	69	37	\$528,545	\$525,000	\$525,080	101%
	% Change	2.60%	-23.19%	-18.92%	6.74%	4.76%	4.01%	2.97%
Lynnfield	2024	15	11	62	\$1,533,818	\$1,275,000	\$1,569,444	101%
	2023	29	9	23	\$1,211,056	\$921,000	\$1,178,046	104%
	% Change	-48.28%	22.22%	169.57%	26.65%	38.44%	33.22%	-2.88%
Manchester	2024	12	10	75	\$2,754,112	\$890,000	\$3,051,900	96%
	2023	11	4	37	\$729,000	\$707,500	\$798,450	95%
	% Change	9.09%	150.00%	102.70%	277.79%	25.80%	282.23%	1.05%



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Marblehead	2024	27	24	48	\$1,429,396	\$1,117,500	\$1,438,492	105%
	2023	41	26	38	\$1,022,029	\$800,000	\$1,033,982	100%
	% Change	-34.15%	-7.69%	26.32%	39.86%	39.69%	39.12%	5.00%
Middleton	2024	15	8	103	\$1,266,125	\$1,177,500	\$1,276,475	99%
	2023	22	11	39	\$894,136	\$825,000	\$882,791	102%
	% Change	-31.82%	-27.27%	164.10%	41.60%	42.73%	44.60%	-2.94%
Nahant	2024	11	4	40	\$904,500	\$837,500	\$890,975	101%
	2023	10	5	60	\$1,081,630	\$925,000	\$1,189,400	95%
	% Change	10.00%	-20.00%	-33.33%	-16.38%	-9.46%	-25.09%	6.32%
Newbury	2024	13	17	85	\$1,094,700	\$960,000	\$1,099,776	99%
	2023	12	10	41	\$928,675	\$835,000	\$908,290	103%
	% Change	8.33%	70.00%	107.32%	17.88%	14.97%	21.08%	-3.88%
Newburyport	2024	39	25	34	\$1,019,368	\$965,000	\$994,957	103%
	2023	32	15	31	\$1,151,800	\$810,000	\$1,190,347	99%
	% Change	21.88%	66.67%	9.68%	-11.50%	19.14%	-16.41%	4.04%
North Reading	2024	22	16	48	\$1,052,250	\$1,022,500	\$1,049,412	101%
	2023	32	21	37	\$763,490	\$625,000	\$768,095	100%
	% Change	-31.25%	-23.81%	29.73%	37.82%	63.60%	36.63%	1.00%
Peabody	2024	55	40	25	\$629,625	\$640,000	\$617,152	102%
	2023	50	39	24	\$552,294	\$555,555	\$539,664	103%
	% Change	10.00%	2.56%	4.17%	14.00%	15.20%	14.36%	-0.97%
Reading	2024	45	27	37	\$873,058	\$820,000	\$869,103	101%
	2023	44	28	59	\$987,657	\$760,000	\$983,255	101%
	% Change	2.27%	-3.57%	-37.29%	-11.60%	7.89%	-11.61%	0.00%
Revere	2024	45	25	33	\$580,939	\$560,000	\$571,483	102%
	2023	36	25	38	\$604,186	\$589,000	\$605,400	100%
	% Change	25.00%	0.00%	-13.16%	-3.85%	-4.92%	-5.60%	2.00%
Rockport	2024	10	8	34	\$999,375	\$785,000	\$992,875	100%
	2023	16	6	57	\$670,833	\$692,500	\$688,900	98%
	% Change	-37.50%	33.33%	-40.35%	48.98%	13.36%	44.12%	2.04%
Rowley	2024	8	9	47	\$829,989	\$865,000	\$815,189	102%
	2023	15	11	55	\$873,718	\$895,000	\$869,836	101%
	% Change	-46.67%	-18.18%	-14.55%	-5.00%	-3.35%	-6.28%	0.99%



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Salem	2024	29	22	23	\$657,643	\$652,500	\$638,586	103%
	2023	31	22	47	\$547,636	\$550,000	\$539,236	102%
	% Change	-6.45%	0.00%	-51.06%	20.09%	18.64%	18.42%	0.98%
Saugus	2024	41	34	27	\$701,860	\$668,500	\$686,203	103%
	2023	53	39	27	\$616,218	\$597,000	\$609,454	102%
	% Change	-22.64%	-12.82%	0.00%	13.90%	11.98%	12.59%	0.98%
Swampscott	2024	19	9	40	\$784,000	\$715,000	\$777,944	101%
	2023	22	16	59	\$1,011,250	\$785,000	\$1,025,981	99%
	% Change	-13.64%	-43.75%	-32.20%	-22.47%	-8.92%	-24.18%	2.02%
Topsfield	2024	13	9	57	\$892,333	\$925,000	\$901,867	99%
	2023	10	5	48	\$858,180	\$880,000	\$866,180	100%
	% Change	30.00%	80.00%	18.75%	3.98%	5.11%	4.12%	-1.00%
Wakefield	2024	30	20	37	\$744,935	\$712,500	\$721,380	104%
	2023	46	25	49	\$761,016	\$690,000	\$764,324	100%
	% Change	-34.78%	-20.00%	-24.49%	-2.11%	3.26%	-5.62%	4.00%
Wenham	2024	12	5	69	\$1,224,600	\$998,000	\$1,219,200	102%
	2023	13	4	56	\$917,500	\$757,500	\$906,200	101%
	% Change	-7.69%	25.00%	23.21%	33.47%	31.75%	34.54%	0.99%
	Year	Number of Properties Listed	Number of Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio
TOTALS	2024	687	488	44	\$902,201	\$705,000	\$915,797	101%
	2023	771	528	42	\$808,873	\$635,500	\$817,899	100%
	% Change	-10.89%	-7.58%	4.76%	11.54%	10.94%	11.97%	1.00%

MLS PIN Total Sold Market Statistics 1/1/24 - 3/31/24, 1/1/23- 3/31/23. Data includes all single family sales in the towns listed. Data maintained by MLS PIN may not reflected all real estate activity in the market.



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January 1, 2024 - March 31, 2024 vs. January 1, 2023 - March 31, 2023

Total Sales Volume
\$29,044,500
\$44,390,450
-34.57%
\$6,922,409
\$16,192,550
-57%
\$16,092,618
\$18,298,500
-12.05%
\$3,209,000
\$3,160,000
1.55%
\$7,192,000
\$8,496,000
-15.35%
\$17,062,150
\$23,196,000
-26.44%
\$14,590,000
\$7,008,900
108.16%
\$9,679,000
\$19,492,894
-50.35%
\$29,900,500
\$36,469,600
-18.01%
\$16,872,000
\$10,899,500
54.80%
\$27,541,119
\$2,916,000
844.48%



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January 1, 2024 - March 31, 2024 vs. January 1, 2023 - March 31, 2023

Total Sales Volume
\$34,305,500
\$26,572,750
29.10%
\$10,129,000
\$9,835,500
2.98%
\$3,618,000
\$5,408,151
-33.10%
\$18,609,900
\$9,286,750
100.39%
\$25,484,200
\$17,277,000
47.50%
\$16,836,000
\$16,033,300
5.01%
\$25,184,999
\$21,539,455
16.92%
\$23,572,577
\$27,654,400
-14.76%
\$14,523,477
\$15,104,650
-3.85%
\$7,995,000
\$4,025,000
98.63%
\$7,469,900
\$9,610,900
-22.28%



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Total Sales Volume
\$14,468,150
\$12,048,000
20.09%
\$23,863,224
\$24,032,500
-0.70%
\$7,056,000
\$16,180,000
-56.39%
\$8,031,000
\$4,290,900
87.16%
\$14,898,700
\$19,025,400
-21.69%
\$6,123,000
\$3,670,000
66.84%
Total Sales Volume
\$440,273,923
\$427,085,150
3.09%