



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - May 31, 2024 vs. January 1, 2023 - May 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	103	67	37	\$869,812	\$705,000	\$860,463	103%
	2023	84	66	32	\$1,053,507	\$697,500	\$1,097,130	103%
	% Change	22.62%	1.52%	15.63%	-17.44%	1.08%	-21.57%	0.00%
Boxford	2024	49	19	26	\$1,037,706	\$900,000	\$1,014,115	104%
	2023	48	35	41	\$1,051,644	\$925,000	\$1,056,386	100%
	% Change	2%	-46%	-37%	-1%	-3%	-4%	4%
Danvers	2024	57	41	29	\$725,049	\$675,000	\$713,407	102%
	2023	65	47	41	\$695,713	\$635,000	\$691,642	101%
	% Change	-12.31%	-12.77%	-29.27%	4.22%	6.30%	3.15%	0.99%
Essex	2024	14	7	23	\$756,286	\$700,000	\$720,857	107%
	2023	10	5	54	\$1,489,700	\$1,223,000	\$1,592,800	98%
	% Change	40.00%	40.00%	-57.41%	-49.23%	-42.76%	-54.74%	9.18%
Georgetown	2024	33	23	31	\$815,865	\$795,000	\$803,861	102%
	2023	25	24	30	\$718,604	\$717,500	\$717,724	100%
	% Change	32.00%	-4.17%	3.33%	13.53%	10.80%	12.00%	2.00%
Gloucester	2024	64	37	57	\$1,051,484	\$600,000	\$1,210,208	98%
	2023	61	38	39	\$925,737	\$595,000	\$899,189	103%
	% Change	4.92%	-2.63%	46.15%	13.58%	0.84%	34.59%	-4.85%
Hamilton	2024	36	20	72	\$1,242,129	\$930,000	\$1,281,645	99%
	2023	35	22	45	\$798,953	\$674,950	\$797,957	102%
	% Change	2.86%	-9.09%	60.00%	55.47%	37.79%	60.62%	-2.94%
Ipswich	2024	46	21	46	\$885,976	\$875,000	\$869,595	102%
	2023	46	33	61	\$975,608	\$879,900	\$956,879	101%
	% Change	0.00%	-36.36%	-24.59%	-9.19%	-0.56%	-9.12%	0.99%
Lynn	2024	170	122	25	\$574,008	\$562,500	\$550,948	104%
	2023	139	115	33	\$539,775	\$530,000	\$532,835	102%
	% Change	22.30%	6.09%	-24.24%	6.34%	6.13%	3.40%	1.96%
Lynnfield	2024	51	20	40	\$1,404,100	\$1,132,500	\$1,419,784	101%
	2023	47	25	32	\$1,148,300	\$921,000	\$1,116,184	104%
	% Change	8.51%	-20.00%	25.00%	22.28%	22.96%	27.20%	-2.88%
Manchester	2024	29	16	52	\$2,319,195	\$1,060,000	\$2,476,813	100%
	2023	24	11	48	\$1,262,105	\$860,000	\$1,309,336	97%
	% Change	20.83%	45.45%	8.33%	83.76%	23.26%	89.17%	3.09%



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - May 31, 2024 vs. January 1, 2023 - May 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
Marblehead	2024	85	48	37	\$1,416,957	\$1,107,500	\$1,352,360	107%
	2023	79	52	38	\$1,118,832	\$957,500	\$1,136,122	100%
	% Change	7.59%	-7.69%	-2.63%	26.65%	15.67%	19.03%	7.00%
Middleton	2024	36	17	61	\$1,190,147	\$1,005,000	\$1,191,624	100%
	2023	38	18	36	\$934,933	\$965,000	\$920,139	102%
	% Change	-5.26%	-5.56%	69.44%	27.30%	4.15%	29.50%	-1.96%
Nahant	2024	31	7	55	\$1,159,714	\$915,000	\$1,162,414	100%
	2023	26	9	48	\$947,572	\$840,000	\$1,021,056	96%
	% Change	19.23%	-22.22%	14.58%	22.39%	8.93%	13.84%	4.17%
Newbury	2024	45	27	66	\$1,162,048	\$992,500	\$1,165,670	100%
	2023	34	18	33	\$913,905	\$830,000	\$888,093	104%
	% Change	32.35%	50.00%	100.00%	27.15%	19.58%	31.26%	-3.85%
Newburyport	2024	85	45	30	\$1,122,021	\$999,999	\$1,108,903	102%
	2023	73	33	24	\$1,036,758	\$808,000	\$1,028,109	104%
	% Change	16.44%	36.36%	25.00%	8.22%	23.76%	7.86%	-1.92%
North Reading	2024	53	29	34	\$1,068,755	\$1,050,000	\$1,044,552	103%
	2023	60	39	28	\$867,587	\$745,000	\$841,477	104%
	% Change	-11.67%	-25.64%	21.43%	23.19%	40.94%	24.13%	-0.96%
Peabody	2024	113	83	21	\$646,832	\$655,000	\$626,088	104%
	2023	100	72	27	\$587,019	\$575,000	\$571,597	103%
	% Change	13.00%	15.28%	-22.22%	10.19%	13.91%	9.53%	0.97%
Reading	2024	98	60	28	\$950,057	\$852,450	\$916,238	104%
	2023	77	58	41	\$1,008,479	\$850,000	\$981,082	104%
	% Change	27.27%	3.45%	-31.71%	-5.79%	0.29%	-6.61%	0.00%
Revere	2024	85	58	28	\$626,398	\$640,000	\$624,800	101%
	2023	60	47	38	\$603,305	\$599,900	\$600,911	101%
	% Change	41.67%	23.40%	-26.32%	3.83%	6.68%	3.98%	0.00%
Rockport	2024	29	14	28	\$939,000	\$820,000	\$941,929	99%
	2023	36	9	73	\$701,556	\$769,000	\$718,422	98%
	% Change	-19.44%	55.56%	-61.64%	33.85%	6.63%	31.11%	1.02%
Rowley	2024	13	16	43	\$798,431	\$770,000	\$782,331	103%
	2023	25	17	56	\$879,376	\$888,000	\$865,629	102%
	% Change	-48.00%	-5.88%	-23.21%	-9.20%	-13.29%	-9.62%	0.98%



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - May 31, 2024 vs. January 1, 2023 - May 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
Salem	2024	71	42	19	\$686,611	\$657,450	\$665,919	103%
	2023	65	48	44	\$587,931	\$570,000	\$567,589	104%
	% Change	9.23%	-12.50%	-56.82%	16.78%	15.34%	17.32%	-0.96%
Saugus	2024	102	62	22	\$717,096	\$687,500	\$695,026	104%
	2023	103	65	24	\$636,849	\$600,000	\$624,603	103%
	% Change	-0.97%	-4.62%	-8.33%	12.60%	14.58%	11.27%	0.97%
Swampscott	2024	48	29	29	\$915,707	\$816,000	\$896,069	103%
	2023	37	29	44	\$915,690	\$792,000	\$906,048	101%
	% Change	29.73%	0.00%	-34.09%	0.00%	3.03%	-1.10%	1.98%
Topsfield	2024	27	15	42	\$954,867	\$932,500	\$948,233	101%
	2023	30	11	31	\$881,182	\$880,000	\$843,809	105%
	% Change	-10.00%	36.36%	35.48%	8.36%	5.97%	12.38%	-3.81%
Wakefield	2024	72	47	24	\$837,106	\$820,000	\$792,600	106%
	2023	93	55	33	\$814,242	\$710,000	\$782,869	105%
	% Change	-22.58%	-14.55%	-27.27%	2.81%	15.49%	1.24%	0.95%
Wenham	2024	22	14	72	\$1,429,643	\$1,112,500	\$1,406,629	103%
	2023	18	10	34	\$796,200	\$742,500	\$754,260	106%
	% Change	22.22%	40.00%	111.76%	79.56%	49.83%	86.49%	-2.83%
TOTALS	2024	1667	1006	33	\$899,655	\$725,000	\$890,345	103%
	2023	1538	1011	36	\$821,333	\$679,900	\$814,055	102%
	% Change	8.39%	-0.49%	-8.33%	9.54%	6.63%	9.37%	0.98%



Market Stats - Cumulative Totals Single Family Home Sales

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

Total Sales Volume
\$58,277,422
\$69,531,450
-16.19%
\$19,716,409
\$36,807,550
-46%
\$29,727,018
\$32,698,500
-9.09%
\$5,294,000
\$7,448,500
-28.93%
\$18,764,900
\$17,246,500
8.80%
\$38,904,910
\$35,178,000
10.59%
\$24,842,573
\$17,576,955
41.34%
\$18,605,500
\$32,195,055
-42.21%
\$70,029,000
\$62,074,100
12.82%
\$28,082,000
\$28,707,500
-2.18%
\$37,107,119
\$13,883,150
167.28%



Market Stats - Cumulative Totals Single Family Home Sales

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

Total Sales Volume
\$68,013,920
\$58,179,250
16.90%
\$20,232,500
\$16,828,800
20.23%
\$8,118,000
\$8,528,151
-4.81%
\$31,375,300
\$16,450,289
90.73%
\$50,490,949
\$34,213,000
47.58%
\$30,993,900
\$33,835,899
-8.40%
\$53,687,020
\$42,265,343
27.02%
\$57,003,437
\$58,491,800
-2.54%
\$36,331,102
\$28,355,350
28.13%
\$13,146,000
\$6,314,000
108.20%
\$12,774,900
\$14,949,400
-14.55%



Market Stats - Cumulative Totals Single Family Home Sales

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

Total Sales Volume
\$28,837,650
\$28,220,700
2.19%
\$44,459,924
\$41,395,200
7.40%
\$26,555,500
\$26,555,000
0.00%
\$14,323,011
\$9,693,000
47.77%
\$39,344,000
\$44,783,300
-12.15%
\$20,015,000
\$7,962,000
151.38%
Total Sales Volume
\$905,052,964
\$830,367,742
8.99%