



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - November 30, 2024 vs. January 1, 2023 - November 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	240	193	28	\$854,462	\$725,000	\$846,209	102%	\$164,056,695
	2023	218	182	26	\$945,531	\$711,775	\$937,205	105%	\$172,086,687
	% Change	10.09%	6.04%	7.69%	-9.63%	1.86%	-9.71%	-2.86%	-4.67%
Boxford	2024	108	79	30	\$1,008,703	\$925,000	\$993,378	102%	\$79,687,559
	2023	98	82	39	\$1,055,403	\$952,000	\$1,051,534	101%	\$86,543,050
	% Change	10%	-4%	-23%	-4%	-3%	-6%	1%	-8%
Danvers	2024	144	132	25	\$769,805	\$705,000	\$757,304	102%	\$100,844,461
	2023	158	143	29	\$729,961	\$675,000	\$709,526	103%	\$104,384,450
	% Change	-8.86%	-7.69%	-13.79%	5.46%	4.44%	6.73%	-0.97%	-3.39%
Essex	2024	30	23	35	\$1,012,570	\$775,000	\$999,816	104%	\$23,289,100
	2023	26	20	51	\$1,303,258	\$937,500	\$1,375,865	97%	\$26,065,155
	% Change	15.38%	15.00%	-31.37%	-22.30%	-17.33%	-27.33%	7.22%	-10.65%
Georgetown	2024	87	70	27	\$777,309	\$739,500	\$764,364	102%	\$54,411,661
	2023	63	56	29	\$762,645	\$755,000	\$743,705	103%	\$42,708,143
	% Change	38.10%	25.00%	-6.90%	1.92%	-2.05%	2.78%	-0.97%	27.40%
Gloucester	2024	147	106	53	\$1,144,541	\$705,000	\$1,196,775	101%	\$121,321,378
	2023	152	114	37	\$943,933	\$699,500	\$937,366	102%	\$107,608,400
	% Change	-3.29%	-7.02%	43.24%	21.25%	0.79%	27.67%	-0.98%	12.74%
Hamilton	2024	88	73	45	\$1,096,950	\$900,000	\$1,106,457	100%	\$80,077,373
	2023	81	56	42	\$945,231	\$773,250	\$943,674	102%	\$52,932,955
	% Change	8.64%	30.36%	7.14%	16.05%	16.39%	17.25%	-1.96%	51.28%
Ipswich	2024	112	76	34	\$957,101	\$903,000	\$937,604	102%	\$72,739,700
	2023	117	85	41	\$931,510	\$888,000	\$905,500	103%	\$79,178,360
	% Change	-4.27%	-10.59%	-17.07%	2.75%	1.69%	3.55%	-0.97%	-8.13%
Lynn	2024	378	310	24	\$589,879	\$584,500	\$566,517	104%	\$182,862,364
	2023	370	307	28	\$555,897	\$550,000	\$537,324	104%	\$170,660,522
	% Change	2.16%	0.98%	-14.29%	6.11%	6.27%	5.43%	0.00%	7.15%
Lynnfield	2024	134	99	40	\$1,214,354	\$1,020,000	\$1,212,947	101%	\$120,221,000
	2023	117	83	32	\$1,147,340	\$1,100,000	\$1,123,953	103%	\$95,229,223
	% Change	14.53%	19.28%	25.00%	5.84%	-7.27%	7.92%	-1.94%	26.24%
Manchester	2024	69	44	41	\$2,288,548	\$1,082,500	\$2,415,068	100%	\$100,696,119
	2023	51	34	89	\$2,158,857	\$1,597,500	\$2,280,309	99%	\$73,401,150
	% Change	35.29%	29.41%	-53.93%	6.01%	-32.24%	5.91%	1.01%	37.19%



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Marblehead	2024	188	146	35	\$1,330,688	\$1,086,250	\$1,276,882	105%	\$194,280,520
	2023	184	152	33	\$1,171,103	\$970,000	\$1,152,319	103%	\$178,007,680
	% Change	2.17%	-3.95%	6.06%	13.63%	11.98%	10.81%	1.94%	9.14%
Middleton	2024	82	60	38	\$1,086,093	\$987,500	\$1,086,098	100%	\$65,165,550
	2023	71	44	34	\$1,084,799	\$1,053,250	\$1,077,800	101%	\$47,731,150
	% Change	15.49%	36.36%	11.76%	0.12%	-6.24%	0.77%	-0.99%	36.53%
Nahant	2024	59	29	59	\$1,125,690	\$915,000	\$1,149,162	98%	\$32,645,000
	2023	44	28	53	\$1,084,434	\$930,076	\$1,125,982	97%	\$30,364,151
	% Change	34.09%	3.57%	11.32%	3.80%	-1.62%	2.06%	1.03%	7.51%
Newbury	2024	115	70	48	\$1,087,699	\$980,000	\$1,097,294	99%	\$76,138,899
	2023	78	53	27	\$978,084	\$845,000	\$960,482	103%	\$51,838,439
	% Change	47.44%	32.08%	77.78%	11.21%	15.98%	14.24%	-3.88%	46.88%
Newburyport	2024	191	125	38	\$1,222,798	\$1,100,000	\$1,225,976	101%	\$152,849,766
	2023	190	115	29	\$1,110,228	\$949,900	\$1,094,608	103%	\$127,676,200
	% Change	0.53%	8.70%	31.03%	10.14%	15.80%	12.00%	-1.94%	19.72%
North Reading	2024	126	84	32	\$992,045	\$827,500	\$965,572	103%	\$83,331,800
	2023	140	109	26	\$918,038	\$825,000	\$897,167	103%	\$100,066,099
	% Change	-10.00%	-22.94%	23.08%	8.06%	0.30%	7.62%	0.00%	-16.72%
Peabody	2024	283	239	21	\$695,561	\$675,000	\$671,906	104%	\$166,239,137
	2023	236	210	22	\$640,439	\$625,000	\$614,721	104%	\$134,492,143
	% Change	19.92%	13.81%	-4.55%	8.61%	8.00%	9.30%	0.00%	23.61%
Reading	2024	208	173	27	\$956,503	\$855,000	\$924,299	104%	\$165,475,055
	2023	150	133	35	\$991,309	\$850,000	\$983,906	104%	\$131,844,100
	% Change	38.67%	30.08%	-22.86%	-3.51%	0.59%	-6.06%	0.00%	25.51%
Revere	2024	187	144	26	\$649,088	\$650,000	\$636,383	103%	\$93,468,602
	2023	163	128	28	\$612,935	\$600,000	\$605,756	101%	\$78,455,650
	% Change	14.72%	12.50%	-7.14%	5.90%	8.33%	5.06%	1.98%	19.14%
Rockport	2024	60	42	43	\$1,094,679	\$837,500	\$1,112,086	100%	\$45,976,500
	2023	71	42	52	\$1,137,492	\$842,000	\$1,169,083	99%	\$47,774,653
	% Change	-15.49%	0.00%	-17.31%	-3.76%	-0.53%	-4.88%	1.01%	-3.76%
Rowley	2024	45	36	32	\$805,025	\$817,500	\$791,478	102%	\$28,980,900
	2023	58	45	39	\$860,379	\$855,000	\$840,151	102%	\$38,717,034
	% Change	-22.41%	-20.00%	-17.95%	-6.43%	-4.39%	-5.79%	0.00%	-25.15%



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Salem	2024	175	134	23	\$704,671	\$673,750	\$681,969	103%	\$94,425,900
	2023	140	122	30	\$640,143	\$615,000	\$615,970	104%	\$78,097,499
	% Change	25.00%	9.84%	-23.33%	10.08%	9.55%	10.71%	-0.96%	20.91%
Saugus	2024	237	189	23	\$699,165	\$660,000	\$678,740	104%	\$132,142,102
	2023	235	189	22	\$653,093	\$610,000	\$635,413	104%	\$123,434,608
	% Change	0.85%	0.00%	4.55%	7.05%	8.20%	6.82%	0.00%	7.05%
Swampscott	2024	119	92	68	\$1,052,971	\$840,000	\$1,040,825	102%	\$96,873,375
	2023	89	68	39	\$1,032,150	\$850,000	\$1,034,386	101%	\$70,186,200
	% Change	33.71%	35.29%	74.36%	2.02%	-1.18%	0.62%	0.99%	38.02%
Topsfield	2024	63	47	43	\$1,030,069	\$925,000	\$1,020,251	102%	\$48,413,261
	2023	62	46	27	\$880,289	\$863,000	\$843,030	105%	\$40,493,306
	% Change	1.61%	2.17%	59.26%	17.01%	7.18%	21.02%	-2.86%	19.56%
Wakefield	2024	177	145	21	\$864,103	\$825,000	\$815,104	106%	\$125,294,890
	2023	186	162	27	\$802,559	\$753,000	\$763,962	106%	\$130,014,625
	% Change	-4.84%	-10.49%	-22.22%	7.67%	9.56%	6.69%	0.00%	-3.63%
Wenham	2024	42	39	57	\$1,280,103	\$998,000	\$1,288,600	100%	\$49,923,999
	2023	43	32	26	\$1,044,594	\$907,500	\$1,004,297	105%	\$33,427,000
	% Change	-2.33%	21.88%	119.23%	22.55%	9.97%	28.31%	-4.76%	49.35%
	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	3894	2997	32	\$918,196	\$750,000	\$905,152	103%	\$2,751,832,666
	2023	3591	2840	31	\$863,880	\$725,000	\$848,901	103%	\$2,453,418,632
	% Change	8.44%	5.53%	3.23%	6.29%	3.45%	6.63%	0.00%	12.16%

MLS PIN Total Sold Market Statistics: 1/1/24-11/30/24, 1/1/23-11/30/23. Data includes all SF sales in the towns listed. Data maintained by MLS PIN may not reflect all real estate activity in the market.