



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - October 31, 2024 vs. January 1, 2023 - October 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	Total Sales Volume
Beverly	2024	225	163	28	\$864,428	\$725,000	\$855,423	103%	\$140,901,694
	2023	196	163	27	\$960,671	\$710,000	\$960,293	104%	\$156,589,437
	% Change	14.80%	0.00%	3.70%	-10.02%	2.11%	-10.92%	-0.96%	-10.02%
Boxford	2024	103	73	31	\$1,014,610	\$925,000	\$999,589	102%	\$74,066,559
	2023	89	73	39	\$1,043,747	\$925,000	\$1,036,107	102%	\$76,193,550
	% Change	16%	0%	-21%	-3%	0%	-4%	0%	-3%
Danvers	2024	138	121	26	\$768,172	\$705,000	\$754,407	102%	\$92,948,761
	2023	150	126	31	\$739,940	\$680,000	\$718,785	103%	\$93,232,450
	% Change	-8.00%	-3.97%	-16.13%	3.82%	3.68%	4.96%	-0.97%	-0.30%
Essex	2024	29	21	34	\$992,338	\$775,000	\$979,847	104%	\$20,839,100
	2023	21	15	47	\$1,341,804	\$950,000	\$1,397,560	99%	\$20,127,055
	% Change	38.10%	40.00%	-27.66%	-26.04%	-18.42%	-29.89%	5.05%	3.54%
Georgetown	2024	82	59	26	\$787,414	\$744,000	\$769,625	103%	\$46,457,411
	2023	59	48	30	\$764,409	\$764,500	\$745,953	103%	\$36,691,643
	% Change	38.98%	22.92%	-13.33%	3.01%	-2.68%	3.17%	0.00%	26.62%
Gloucester	2024	137	98	51	\$1,159,037	\$700,000	\$1,212,280	101%	\$113,585,660
	2023	146	104	35	\$900,177	\$666,000	\$887,055	102%	\$93,618,400
	% Change	-6.16%	-5.77%	45.71%	28.76%	5.11%	36.66%	-0.98%	21.33%
Hamilton	2024	87	68	45	\$1,124,520	\$915,000	\$1,132,082	100%	\$76,467,373
	2023	75	48	43	\$950,270	\$765,000	\$947,932	102%	\$45,612,955
	% Change	16.00%	41.67%	4.65%	18.34%	19.61%	19.43%	-1.96%	67.64%
Ipswich	2024	105	67	35	\$963,175	\$911,000	\$941,403	103%	\$64,532,700
	2023	107	77	43	\$939,783	\$888,000	\$911,099	103%	\$72,363,325
	% Change	-1.87%	-12.99%	-18.60%	2.49%	2.59%	3.33%	0.00%	-10.82%
Lynn	2024	355	283	24	\$585,218	\$580,000	\$562,926	104%	\$165,616,565
	2023	335	270	27	\$556,371	\$550,000	\$537,306	104%	\$150,220,300
	% Change	5.97%	4.81%	-11.11%	5.18%	5.45%	4.77%	0.00%	10.25%



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - October 31, 2024 vs. January 1, 2023 - October 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	Total Sales Volume
Lynnfield	2024	128	87	43	\$1,246,817	\$1,099,000	\$1,244,984	101%	\$108,473,100
	2023	109	73	31	\$1,163,346	\$1,100,000	\$1,132,252	103%	\$84,924,223
	% Change	17.43%	19.18%	38.71%	7.18%	-0.09%	9.96%	-1.94%	27.73%
Manchester	2024	66	42	40	\$2,053,479	\$1,082,500	\$2,141,381	100%	\$86,246,119
	2023	42	30	76	\$1,931,705	\$1,597,500	\$1,981,520	99%	\$57,951,150
	% Change	57.14%	40.00%	-47.37%	6.30%	-32.24%	8.07%	1.01%	48.83%
Marblehead	2024	177	134	33	\$1,317,440	\$1,086,250	\$1,260,327	106%	\$176,537,020
	2023	172	139	33	\$1,171,363	\$975,000	\$1,151,228	103%	\$162,819,430
	% Change	2.91%	-3.60%	0.00%	12.47%	11.41%	9.48%	2.91%	8.43%
Middleton	2024	78	54	37	\$1,122,103	\$1,015,000	\$1,122,061	100%	\$60,593,550
	2023	65	40	34	\$1,115,154	\$1,075,000	\$1,112,707	101%	\$44,606,150
	% Change	20.00%	35.00%	8.82%	0.62%	-5.58%	0.84%	-0.99%	35.84%
Nahant	2024	55	25	63	\$1,097,740	\$970,000	\$1,123,268	98%	\$27,443,500
	2023	42	26	49	\$1,111,698	\$945,076	\$1,155,296	97%	\$28,904,151
	% Change	30.95%	-3.85%	28.57%	-1.26%	2.64%	-2.77%	1.03%	-5.05%
Newbury	2024	108	64	49	\$1,115,452	\$996,250	\$1,124,369	99%	\$71,388,899
	2023	77	50	27	\$961,609	\$840,000	\$936,611	103%	\$48,080,439
	% Change	40.26%	28.00%	81.48%	16.00%	18.60%	20.05%	-3.88%	48.48%
Newburyport	2024	183	113	36	\$1,195,303	\$1,075,000	\$1,193,814	101%	\$135,069,266
	2023	181	103	29	\$1,094,827	\$890,000	\$1,083,853	103%	\$112,767,200
	% Change	1.10%	9.71%	24.14%	9.18%	20.79%	10.15%	-1.94%	19.78%
North Reading	2024	121	76	33	\$1,012,426	\$888,000	\$985,129	103%	\$76,944,400
	2023	126	104	26	\$928,987	\$825,000	\$906,995	103%	\$96,614,699
	% Change	-3.97%	-26.92%	26.92%	8.98%	7.64%	8.61%	0.00%	-20.36%
Peabody	2024	271	214	21	\$699,025	\$675,000	\$674,855	104%	\$149,591,337
	2023	215	187	22	\$635,555	\$625,000	\$609,963	104%	\$118,848,743
	% Change	26.05%	14.44%	-4.55%	9.99%	8.00%	10.64%	0.00%	25.87%
Reading	2024	197	154	26	\$961,761	\$857,500	\$926,665	104%	\$148,111,155
	2023	136	128	36	\$986,438	\$850,000	\$961,700	104%	\$126,264,100
	% Change	44.85%	20.31%	-27.78%	-2.50%	0.88%	-3.64%	0.00%	17.30%
Revere	2024	175	133	25	\$645,365	\$650,000	\$633,207	102%	\$85,833,602
	2023	151	115	28	\$614,397	\$610,000	\$607,387	102%	\$70,655,650
	% Change	15.89%	15.65%	-10.71%	5.04%	6.56%	4.25%	0.00%	21.48%



Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - October 31, 2024 vs. January 1, 2023 - October 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	Total Sales Volume
Rockport	2024	57	38	44	\$1,136,250	\$877,500	\$1,156,045	100%	\$43,177,500
	2023	67	38	52	\$1,037,517	\$842,000	\$1,050,355	99%	\$39,425,653
	% Change	-14.93%	0.00%	-15.38%	9.52%	4.22%	10.06%	1.01%	9.52%
Rowley	2024	41	35	32	\$802,883	\$810,000	\$788,406	102%	\$28,100,900
	2023	53	34	37	\$889,383	\$871,500	\$862,118	103%	\$30,239,034
	% Change	-22.64%	2.94%	-13.51%	-9.73%	-7.06%	-8.55%	-0.97%	-7.07%
Salem	2024	160	121	22	\$698,355	\$675,000	\$674,456	103%	\$84,500,900
	2023	125	112	32	\$639,393	\$612,500	\$616,988	104%	\$71,611,999
	% Change	28.00%	8.04%	-31.25%	9.22%	10.20%	9.31%	-0.96%	18.00%
Saugus	2024	226	175	23	\$702,406	\$670,000	\$681,873	104%	\$122,921,002
	2023	217	171	23	\$659,394	\$620,000	\$642,089	103%	\$112,756,386
	% Change	4.15%	2.34%	0.00%	6.52%	8.06%	6.20%	0.97%	9.01%
Swampscott	2024	114	86	70	\$1,058,685	\$835,000	\$1,044,976	102%	\$91,046,875
	2023	82	60	42	\$1,066,028	\$850,000	\$1,068,803	101%	\$63,961,700
	% Change	39.02%	43.33%	66.67%	-0.69%	-1.76%	-2.23%	0.99%	42.35%
Topsfield	2024	58	40	42	\$963,957	\$885,450	\$953,770	102%	\$38,558,261
	2023	55	40	24	\$889,195	\$875,000	\$852,235	105%	\$35,567,806
	% Change	5.45%	0.00%	75.00%	8.41%	1.19%	11.91%	-2.86%	8.41%
Wakefield	2024	168	130	20	\$866,334	\$830,000	\$814,531	106%	\$112,623,390
	2023	175	142	27	\$816,149	\$765,000	\$777,304	106%	\$115,893,225
	% Change	-4.00%	-8.45%	-25.93%	6.15%	8.50%	4.79%	0.00%	-2.82%
Wenham	2024	41	34	56	\$1,361,382	\$1,100,000	\$1,368,306	101%	\$42,286,999
	2023	42	26	25	\$1,022,962	\$855,000	\$975,908	105%	\$26,597,000
	% Change	-2.38%	30.77%	124.00%	33.08%	28.65%	40.21%	-3.81%	58.99%
	Year	Number of Properties Listed	Number of Properties Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
TOTALS	2024	3685	2708	32	\$919,078	\$751,250	\$904,583	103%	\$2,488,863,598
	2023	3310	2542	31	\$862,761	\$725,000	\$846,202	103%	\$2,193,137,853
	% Change	11.33%	6.53%	3.23%	6.53%	3.62%	6.90%	0.00%	13.48%