



## Market Stats - Cumulative Totals Single Family Home Sales

January 1, 2024 - September 30, 2024 vs. January 1, 2023 - September 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	194	148	29	\$869,495	\$722,500	\$860,705	103%	\$128,685,294
	2023	177	148	26	\$965,889	\$707,500	\$964,566	105%	\$142,951,537
	% Change	10%	0.00%	11.54%	-9.98%	2.12%	-10.77%	-1.90%	-9.98%
Boxford	2024	91	66	31	\$1,006,463	\$929,500	\$991,095	102%	\$66,426,559
	2023	79	67	37	\$1,050,172	\$925,000	\$1,043,016	102%	\$70,361,550
	% Change	15%	-1%	-16%	-4%	0%	-5%	0%	-6%
Danvers	2024	125	107	25	\$763,101	\$700,000	\$748,242	103%	\$81,651,761
	2023	131	112	32	\$732,683	\$675,000	\$712,487	103%	\$82,060,550
	% Change	-4.58%	-4.46%	-21.88%	4.15%	3.70%	5.02%	0.00%	-0.50%
Essex	2024	27	19	35	\$1,023,374	\$800,000	\$1,012,778	104%	\$19,444,100
	2023	21	12	48	\$1,487,255	\$1,178,278	\$1,552,825	99%	\$17,847,055
	% Change	28.57%	58.33%	-27.08%	-31.19%	-32.10%	-34.78%	5.05%	8.95%
Georgetown	2024	76	55	26	\$787,773	\$744,000	\$768,436	103%	\$43,327,511
	2023	52	43	26	\$752,428	\$750,000	\$736,346	102%	\$32,354,400
	% Change	46.15%	27.91%	0.00%	4.70%	-0.80%	4.36%	0.98%	33.92%
Gloucester	2024	126	82	45	\$1,095,310	\$672,500	\$1,158,334	101%	\$89,815,410
	2023	133	93	35	\$886,074	\$650,000	\$870,095	102%	\$82,404,900
	% Change	-5.26%	-11.83%	28.57%	23.61%	3.46%	33.13%	-0.98%	8.99%
Hamilton	2024	78	60	49	\$1,134,140	\$930,000	\$1,146,527	100%	\$68,048,373
	2023	64	43	46	\$919,418	\$745,000	\$916,948	102%	\$39,534,955
	% Change	21.88%	39.53%	6.52%	23.35%	24.83%	25.04%	-1.96%	72.12%
Ipswich	2024	95	58	37	\$946,526	\$903,000	\$933,000	102%	\$54,898,500
	2023	88	69	47	\$938,729	\$879,900	\$909,505	103%	\$64,772,325
	% Change	7.95%	-15.94%	-21.28%	0.83%	2.63%	2.58%	-0.97%	-15.24%
Lynn	2024	317	257	24	\$584,598	\$580,000	\$562,230	104%	\$150,241,565
	2023	293	234	28	\$553,149	\$550,000	\$534,928	104%	\$129,436,900
	% Change	8.19%	9.83%	-14.29%	5.69%	5.45%	5.10%	0.00%	16.07%
Lynnfield	2024	107	79	44	\$1,260,862	\$1,099,000	\$1,260,760	101%	\$99,608,100
	2023	100	63	33	\$1,176,361	\$1,125,000	\$1,138,889	104%	\$74,110,723
	% Change	7.00%	25.40%	33.33%	7.18%	-2.31%	10.70%	-2.88%	34.40%
Manchester	2024	58	36	42	\$2,127,392	\$1,035,000	\$2,225,667	100%	\$76,586,119
	2023	36	26	81	\$2,039,698	\$1,600,000	\$2,103,023	98%	\$53,032,150
	% Change	61.11%	38.46%	-48.15%	4.30%	-35.31%	5.83%	2.04%	44.41%



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Marblehead	2024	162	121	33	\$1,305,603	\$1,050,420	\$1,249,271	106%	\$157,978,020
	2023	162	127	35	\$1,155,342	\$964,750	\$1,136,738	103%	\$146,728,430
	% Change	0.00%	-4.72%	-5.71%	13.01%	8.88%	9.90%	2.91%	7.67%
Middleton	2024	68	46	41	\$1,132,414	\$1,043,500	\$1,133,630	100%	\$52,091,050
	2023	58	35	32	\$1,125,204	\$1,075,000	\$1,122,697	101%	\$39,382,150
	% Change	17.24%	31.43%	28.13%	0.64%	-2.93%	0.97%	-0.99%	32.27%
Nahant	2024	52	23	59	\$1,106,283	\$970,000	\$1,129,861	98%	\$25,444,500
	2023	41	24	46	\$1,060,590	\$930,076	\$1,101,612	97%	\$25,454,151
	% Change	26.83%	-4.17%	28.26%	4.31%	4.29%	2.56%	1.03%	-0.04%
Newbury	2024	98	56	49	\$1,111,712	\$988,750	\$1,117,655	100%	\$62,255,899
	2023	70	43	26	\$965,382	\$835,000	\$940,799	104%	\$41,511,439
	% Change	40.00%	30.23%	88.46%	15.16%	18.41%	18.80%	-3.85%	49.97%
Newburyport	2024	165	100	34	\$1,205,368	\$1,087,500	\$1,201,516	102%	\$120,536,766
	2023	161	97	28	\$1,091,219	\$885,000	\$1,083,189	102%	\$105,848,200
	% Change	2.48%	3.09%	21.43%	10.46%	22.88%	10.92%	0.00%	13.88%
North Reading	2024	108	66	28	\$993,756	\$913,000	\$967,532	103%	\$65,587,900
	2023	115	95	26	\$923,165	\$825,000	\$900,325	103%	\$87,700,699
	% Change	-6.09%	-30.53%	7.69%	7.65%	10.67%	7.46%	0.00%	-25.21%
Peabody	2024	242	191	20	\$699,840	\$680,000	\$675,505	104%	\$133,669,437
	2023	187	169	22	\$633,814	\$625,000	\$608,711	104%	\$107,114,643
	% Change	29.41%	13.02%	-9.09%	10.42%	8.80%	10.97%	0.00%	24.79%
Reading	2024	174	134	27	\$962,341	\$855,000	\$926,728	104%	\$128,953,655
	2023	129	121	36	\$983,935	\$850,000	\$958,667	104%	\$119,056,100
	% Change	34.88%	10.74%	-25.00%	-2.19%	0.59%	-3.33%	0.00%	8.31%
Revere	2024	157	120	26	\$646,522	\$650,000	\$635,443	102%	\$77,582,602
	2023	127	101	29	\$618,942	\$610,000	\$612,217	102%	\$62,513,150
	% Change	23.62%	18.81%	-10.34%	4.46%	6.56%	3.79%	0.00%	24.11%
Rockport	2024	52	34	45	\$1,162,426	\$877,500	\$1,174,344	100%	\$39,522,500
	2023	62	34	54	\$1,033,019	\$830,000	\$1,042,515	99%	\$35,122,653
	% Change	-16.13%	0.00%	-16.67%	12.53%	5.72%	12.65%	1.01%	12.53%



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Rowley	2024	35	28	34	\$837,389	\$865,000	\$820,082	103%	\$23,446,900
	2023	46	34	37	\$889,383	\$871,500	\$862,118	103%	\$30,239,034
	% Change	-23.91%	-17.65%	-8.11%	-5.85%	-0.75%	-4.88%	0.00%	-22.46%
Salem	2024	147	103	21	\$686,130	\$659,900	\$662,146	104%	\$70,671,350
	2023	113	101	33	\$624,158	\$589,000	\$601,682	104%	\$63,039,999
	% Change	30.09%	1.98%	-36.36%	9.93%	12.04%	10.05%	0.00%	12.11%
Saugus	2024	201	154	22	\$705,699	\$673,500	\$682,575	104%	\$108,677,702
	2023	199	151	23	\$648,026	\$610,000	\$630,695	103%	\$97,851,886
	% Change	1.01%	1.99%	-4.35%	8.90%	10.41%	8.23%	0.97%	11.06%
Swampscott	2024	100	69	80	\$1,025,085	\$818,500	\$1,011,913	102%	\$70,730,875
	2023	69	54	44	\$1,064,346	\$840,000	\$1,067,506	101%	\$57,474,700
	% Change	44.93%	27.78%	81.82%	-3.69%	-2.56%	-5.21%	0.99%	23.06%
Topsfield	2024	54	34	44	\$1,001,067	\$912,500	\$989,885	102%	\$34,036,261
	2023	49	39	34	\$885,328	\$870,000	\$851,420	104%	\$34,527,806
	% Change	10.20%	-12.82%	29.41%	13.07%	4.89%	16.26%	-1.92%	-1.42%
Wakefield	2024	143	116	20	\$853,348	\$830,000	\$800,383	107%	\$98,988,390
	2023	157	124	29	\$825,186	\$775,000	\$784,742	106%	\$102,323,025
	% Change	-8.92%	-6.45%	-31.03%	3.41%	7.10%	1.99%	0.94%	-3.26%
Wenham	2024	40	28	58	\$1,390,821	\$1,100,000	\$1,387,982	102%	\$38,942,999
	2023	39	24	25	\$1,004,875	\$835,000	\$957,442	106%	\$24,117,000
	% Change	2.56%	16.67%	132.00%	38.41%	31.74%	44.97%	-3.77%	61.48%
<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	3292	2390	32	\$915,418	\$750,000	\$900,926	103%	\$2,187,850,098
	2023	2958	2283	32	\$862,406	\$718,000	\$845,903	103%	\$1,968,872,110
	% Change	11.29%	4.69%	0.00%	6.15%	4.46%	6.50%	0.00%	11.12%

MLS PIN Total Sold Market Statistics 1/1/24-9/30/24 & 1/1/23-9/30/23. Data includes all single family sales in the towns listed. Data maintained by MLSPIN may not reflect all real estate activity in the market.