



## Single Family Market Snapshot Comparison April 2024, 2023, 2022

Year	Town	Active	New	U/A	Expired	Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
2024	Beverly	14	8	21	0	17	36	\$822,347	\$675,000	\$792,929	103%	\$13,979,900
2023	Beverly	12	8	20	2	10	21	\$809,200	\$680,000	\$781,930	105%	\$8,092,000
2022	Beverly	14	11	30	0	10	28	\$736,000	\$670,000	\$728,580	104%	\$7,366,000
2024	Boxford	12	7	11	0	3	22	\$1,176,667	\$1,270,000	\$1,171,633	101%	\$3,530,000
2023	Boxford	7	4	10	0	7	56	\$964,286	\$925,000	\$950,414	102%	\$6,750,000
2022	Boxford	4	4	15	0	5	53	\$1,173,120	\$1,150,000	\$1,106,580	107%	\$5,865,000
2024	Danvers	6	6	12	1	7	62	\$774,271	\$650,000	\$784,685	101%	\$5,419,900
2023	Danvers	10	6	17	1	11	17	\$629,500	\$611,000	\$597,945	105%	\$6,924,500
2022	Danvers	6	6	10	0	13	11	\$641,846	\$615,000	\$598,492	108%	\$8,344,000
2024	Essex	7	5	1	0	2	22	\$642,500	\$642,500	\$549,000	119%	\$1,285,000
2023	Essex	2	0	0	0	1	16	\$565,500	\$565,500	\$539,000	105%	\$565,500
2022	Essex	1	1	0	0	2	12	\$877,500	\$877,500	\$777,000	113%	\$1,755,000
2024	Georgetown	6	4	10	0	4	23	\$999,725	\$977,500	\$948,475	107%	\$3,998,900
2023	Georgetown	4	1	4	1	6	28	\$715,417	\$802,500	\$689,667	102%	\$4,292,500
2022	Georgetown	1	0	7	0	7	17	\$669,143	\$625,000	\$606,400	112%	\$4,684,000
2024	Gloucester	21	6	12	0	9	36	\$948,889	\$595,000	\$963,544	103%	\$8,540,000
2023	Gloucester	12	6	11	0	6	33	\$572,500	\$550,000	\$563,783	102%	\$3,435,000
2022	Gloucester	10	7	15	0	9	18	\$663,889	\$550,000	\$637,189	105%	\$5,975,000
2024	Hamilton	12	6	8	1	4	80	\$1,329,643	\$1,157,500	\$1,342,250	101%	\$5,318,573
2023	Hamilton	8	2	7	0	5	74	\$1,071,311	\$686,555	\$1,066,700	104%	\$5,356,555
2022	Hamilton	8	4	8	0	6	56	\$643,867	\$655,000	\$602,300	103%	\$3,863,200
2024	Ipswich	7	2	8	1	2	60	\$1,095,000	\$1,095,000	\$1,069,500	105%	\$2,190,000
2023	Ipswich	9	4	5	2	4	36	\$837,750	\$800,500	\$814,975	104%	\$3,351,000
2022	Ipswich	15	7	12	0	9	20	\$901,862	\$925,000	\$884,644	103%	\$8,116,760
2024	Lynn	11	5	40	1	26	16	\$571,731	\$589,500	\$542,547	106%	\$14,865,000
2023	Lynn	14	10	24	4	22	32	\$545,023	\$530,000	\$538,854	101%	\$11,990,500
2022	Lynn	27	18	41	5	26	16	\$554,454	\$530,000	\$520,484	107%	\$14,415,800

MLSPIN Total Sold Market Statistics 4/1/24-4/30/24, 4/1/23-4/30/23, 4/1/22-4/30/22.

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2024	Lynnfield	13	5	6	1	5	14	\$1,493,000	\$1,160,000	\$1,519,580	97%	\$7,465,000
2023	Lynnfield	9	1	6	1	9	33	\$1,048,667	\$913,000	\$1,044,833	102%	\$9,438,000
2022	Lynnfield	12	11	7	1	6	6	\$1,404,096	\$1,350,500	\$1,207,967	116%	\$8,424,575
2024	Manchester	9	4	3	0	2	7	\$1,168,500	\$1,168,500	\$1,014,000	114%	\$2,337,000
2023	Manchester	8	3	6	1	2	120	\$712,500	\$712,500	\$761,950	93%	\$1,425,000
2022	Manchester	7	5	6	0	6	78	\$1,607,667	\$1,238,000	\$1,628,000	100%	\$9,646,000
2024	Marblehead	19	14	22	2	6	19	\$1,289,570	\$1,180,210	\$1,188,150	111%	\$7,737,420
2023	Marblehead	12	4	14	1	11	55	\$1,445,182	\$1,090,000	\$1,520,264	96%	\$15,897,000
2022	Marblehead	7	6	14	0	8	24	\$734,875	\$755,000	\$698,975	106%	\$5,879,000
2024	Middleton	5	2	9	1	5	36	\$886,000	\$790,000	\$896,580	98%	\$4,430,000
2023	Middleton	5	4	7	0	6	36	\$967,217	\$1,002,500	\$950,300	102%	\$5,803,300
2022	Middleton	11	6	7	0	2	12	\$950,000	\$950,000	\$885,000	110%	\$1,900,000
2024	Nahant	13	7	4	0	2	84	\$1,475,000	\$1,475,000	\$1,499,000	99%	\$2,950,000
2023	Nahant	8	5	3	0	2	44	\$800,000	\$800,000	\$844,450	95%	\$1,600,000
2022	Nahant	4	3	4	0	2	16	\$695,000	\$695,000	\$649,000	103%	\$1,390,000
2024	Newbury	7	5	5	1	3	42	\$914,967	\$800,000	\$932,967	99%	\$2,744,900
2023	Newbury	7	5	4	0	4	21	\$913,750	\$952,500	\$894,944	104%	\$3,655,000
2022	Newbury	12	8	7	0	2	14	\$698,750	\$698,750	\$634,900	110%	\$1,397,500
2024	Newburyport	22	13	10	0	6	33	\$1,149,167	\$925,000	\$1,149,150	102%	\$6,894,999
2023	Newburyport	14	9	12	0	5	12	\$854,600	\$775,000	\$840,980	102%	\$4,273,000
2022	Newburyport	11	9	18	0	9	23	\$931,889	\$870,000	\$892,978	105%	\$8,387,000
2024	North Reading	12	8	11	0	5	22	\$1,124,000	\$1,075,000	\$1,075,940	106%	\$5,620,000
2023	North Reading	7	3	11	1	8	10	\$852,950	\$783,500	\$760,963	112%	\$6,823,600
2022	North Reading	12	12	15	0	9	13	\$853,778	\$725,000	\$758,489	113%	\$7,684,000
2024	Peabody	9	3	21	1	19	16	\$653,251	\$650,000	\$629,784	104%	\$12,411,771
2023	Peabody	10	9	13	0	15	27	\$656,326	\$605,000	\$642,278	103%	\$9,844,888
2022	Peabody	11	8	26	1	25	18	\$664,971	\$600,000	\$597,052	111%	\$16,624,273

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2024	Reading	10	4	20	0	17	23	\$1,082,580	\$980,000	\$1,017,000	107%	\$18,403,860
2023	Reading	15	6	17	0	9	13	\$861,389	\$810,000	\$813,025	105%	\$7,752,500
2022	Reading	23	17	18	0	26	15	\$900,770	\$847,500	\$815,173	111%	\$23,420,022
2024	Revere	7	5	20	4	14	17	\$706,214	\$675,000	\$690,566	103%	\$9,887,000
2023	Revere	3	2	9	0	8	17	\$643,863	\$643,250	\$635,303	101%	\$5,150,900
2022	Revere	8	8	12	1	19	16	\$596,784	\$611,000	\$561,831	107%	\$11,338,900
2024	Rockport	8	5	2	1	1	44	\$850,000	\$850,000	\$899,000	95%	\$850,000
2023	Rockport	12	6	6	1	1	70	\$420,000	\$420,000	\$449,000	94%	\$420,000
2022	Rockport	8	5	4	1	3	21	\$778,333	\$785,000	\$738,000	105%	\$2,335,000
2024	Rowley	1	1	3	0	2	90	\$1,012,500	\$1,012,500	\$982,950	106%	\$2,025,000
2023	Rowley	4	1	3	0	2	44	\$925,000	\$925,000	\$875,000	108%	\$1,850,000
2022	Rowley	7	6	6	0	6	18	\$684,383	\$687,500	\$678,800	100%	\$4,106,300
2024	Salem	9	4	11	0	6	14	\$643,333	\$652,500	\$600,300	107%	\$3,860,000
2023	Salem	2	2	20	0	12	31	\$618,983	\$582,500	\$599,366	103%	\$7,427,800
2022	Salem	9	7	22	0	13	19	\$696,538	\$630,000	\$605,423	113%	\$9,055,000
2024	Saugus	12	8	20	0	10	14	\$772,600	\$719,000	\$726,340	106%	\$7,726,000
2023	Saugus	11	7	19	2	12	18	\$740,833	\$575,000	\$723,708	103%	\$8,890,000
2022	Saugus	12	10	12	0	14	14	\$718,429	\$710,000	\$658,379	110%	\$10,058,000
2024	Swampscott	9	3	14	0	8	16	\$992,625	\$795,500	\$959,238	104%	\$7,941,000
2023	Swampscott	12	7	7	0	5	36	\$800,400	\$869,000	\$778,560	103%	\$4,002,000
2022	Swampscott	13	6	16	0	7	20	\$643,314	\$607,500	\$600,100	107%	\$4,503,200
2024	Topsfield	5	1	5	0	2	26	\$1,125,000	\$1,125,000	\$1,174,900	97%	\$2,250,000
2023	Topsfield	2	1	6	0	2	18	\$786,000	\$786,000	\$777,000	102%	\$1,572,000
2022	Topsfield	5	5	4	0	4	13	\$741,625	\$778,250	\$642,200	117%	\$2,966,500
2024	Wakefield	6	1	10	1	12	10	\$936,458	\$836,000	\$873,700	107%	\$11,237,500
2023	Wakefield	15	12	19	1	11	26	\$841,400	\$695,000	\$798,418	106%	\$9,255,400
2022	Wakefield	9	6	26	0	19	12	\$708,342	\$670,000	\$628,742	113%	\$13,458,500

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2024	Wenham	8	3	6	0	3	99	\$1,220,667	\$1,025,000	\$1,240,667	98%	\$3,662,000
2023	Wenham	5	1	3	0	1	17	\$730,000	\$730,000	\$699,000	104%	\$730,000
2022	Wenham	3	2	7	0	3	19	\$1,163,667	\$1,262,500	\$1,063,000	112%	\$3,491,000
April Totals		Active	New	U/A	Expired	Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
2024 Totals		280	145	325	16	202	27	\$888,914	\$728,500	\$860,682	104%	\$179,560,723
2023 Totals		239	128	283	18	197	31	\$794,761	\$685,000	\$779,233	103%	\$156,567,943
2022 Totals		266	n/a	n/a	9	274	19	\$771,880	\$676,500	\$713,932	109%	\$211,495,130

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