



Single Family Market Snapshot Comparison August 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	19	3	12	0	21	25	\$871,405	\$825,000	\$889,833	99%	\$18,299,500
2023	Beverly	9	3	11	1	25	18	\$787,029	\$770,000	\$734,968	107%	\$19,675,715
2022	Beverly	20	6	23	1	24	21	\$679,443	\$627,500	\$649,954	104%	\$16,306,621
2024	Boxford	12	4	4	1	12	40	\$1,010,542	\$929,500	\$1,016,400	100%	\$12,126,500
2023	Boxford	9	3	9	0	9	37	\$1,026,556	\$939,000	\$1,020,666	101%	\$9,239,000
2022	Boxford	15	5	16	0	10	25	\$861,900	\$852,000	\$834,750	103%	\$8,619,000
2024	Danvers	10	3	9	0	22	23	\$773,950	\$689,950	\$758,923	103%	\$17,026,900
2023	Danvers	10	7	15	1	15	19	\$782,777	\$700,000	\$767,020	102%	\$11,741,650
2022	Danvers	17	7	27	0	22	27	\$670,136	\$593,500	\$698,582	99%	\$14,743,000
2024	Essex	5	2	3	0	1	30	\$874,000	\$874,000	\$89,900	97%	\$874,000
2023	Essex	5	1	3	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Essex	4	2	3	0	2	15	\$962,500	\$962,500	\$910,000	104%	\$1,925,000
2024	Georgetown	6	3	2	0	12	21	\$807,593	\$692,500	\$778,467	104%	\$9,691,111
2023	Georgetown	3	1	7	2	6	19	\$848,667	\$815,000	\$782,967	108%	\$5,092,000
2022	Georgetown	8	2	4	2	10	18	\$799,350	\$865,000	\$757,340	106%	\$7,993,500
2024	Gloucester	23	5	12	2	14	45	\$1,477,714	\$852,000	\$1,450,264	103%	\$20,688,000
2023	Gloucester	19	3	18	3	14	31	\$886,929	\$724,500	\$901,693	98%	\$12,417,000
2022	Gloucester	22	10	17	1	19	25	\$1,110,732	\$636,000	\$1,081,289	103%	\$21,103,900
2024	Hamilton	13	4	8	0	10	43	\$1,139,700	\$963,500	\$1,137,780	101%	\$11,397,000
2023	Hamilton	12	4	6	3	3	22	\$816,667	\$775,000	\$754,633	107%	\$2,450,000
2022	Hamilton	14	2	7	1	11	21	\$994,409	\$887,500	\$954,255	105%	\$10,938,500
2024	Ipswich	12	5	13	0	10	45	\$1,055,400	\$855,000	\$1,093,090	97%	\$10,554,000
2023	Ipswich	11	4	14	1	8	24	\$907,099	\$957,148	\$859,113	105%	\$7,256,795
2022	Ipswich	18	6	11	1	20	26	\$787,670	\$727,500	\$762,235	102%	\$15,753,400
2024	Lynn	12	7	24	3	37	25	\$577,605	\$570,000	\$554,134	104%	\$21,371,400
2023	Lynn	18	6	44	2	33	27	\$570,585	\$575,000	\$550,827	104%	\$18,829,300
2022	Lynn	32	18	53	7	42	23	\$508,202	\$516,000	\$488,948	104%	\$21,344,500
2024	Lynnfield	10	7	13	0	12	83	\$1,202,950	\$937,500	\$1,196,975	102%	\$14,435,400
2023	Lynnfield	10	2	12	1	13	44	\$1,370,909	\$1,310,000	\$1,314,746	105%	\$17,821,823
2022	Lynnfield	7	4	11	0	11	20	\$931,727	\$854,000	\$896,700	104%	\$10,249,000

MLSPIN Total Sold Market Statistics 8/1/24-8/31/24, 8/1/23-8/31/23, 8/1/22-8/31/22.

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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	Manchester	9	1	5	4	11	45	\$1,313,091	\$1,065,000	\$1,371,909	98%	\$14,444,000
2023	Manchester	6	0	2	0	2	57	\$1,597,500	\$1,597,500	\$1,682,000	95%	\$3,195,000
2022	Manchester	11	1	3	0	4	17	\$2,158,750	\$1,992,500	\$2,145,000	102%	\$8,635,000
2024	Marblehead	20	2	8	0	19	48	\$1,124,737	\$900,000	\$1,071,726	104%	\$21,370,000
2023	Marblehead	16	7	13	0	19	40	\$1,349,794	\$1,205,000	\$1,336,468	102%	\$25,646,080
2022	Marblehead	24	8	21	1	28	22	\$1,292,589	\$1,135,000	\$1,246,243	104%	\$36,192,500
2024	Middleton	7	2	9	1	8	28	\$1,133,444	\$1,182,500	\$1,127,737	100%	\$9,067,550
2023	Middleton	6	4	5	1	5	29	\$1,428,120	\$1,400,000	\$1,406,600	102%	\$7,140,600
2022	Middleton	11	2	7	3	6	21	\$809,983	\$877,500	\$786,117	104%	\$4,859,900
2024	Nahant	13	4	5	0	3	109	\$1,135,000	\$1,075,000	\$1,240,000	92%	\$3,405,000
2023	Nahant	13	5	0	1	4	94	\$1,201,000	\$1,129,500	\$1,276,125	95%	\$4,804,000
2022	Nahant	10	1	4	0	4	43	\$1,355,725	\$1,344,950	\$1,402,475	98%	\$5,422,900
2024	Newbury	17	7	5	2	7	49	\$1,027,428	\$999,999	\$1,044,571	99%	\$7,191,999
2023	Newbury	13	1	5	1	9	20	\$1,006,544	\$775,000	\$995,433	102%	\$9,058,900
2022	Newbury	10	3	3	1	10	30	\$880,842	\$791,710	\$817,490	107%	\$8,808,420
2024	Newburyport	23	8	13	1	14	56	\$1,182,786	\$1,127,000	\$1,236,479	98%	\$16,559,000
2023	Newburyport	14	6	16	1	17	23	\$1,201,671	\$1,025,000	\$1,186,206	102%	\$20,428,400
2022	Newburyport	14	7	24	0	20	25	\$1,214,600	\$1,212,500	\$1,223,235	100%	\$24,292,000
2024	North Reading	16	7	10	1	7	18	\$887,857	\$825,000	\$824,543	106%	\$6,215,000
2023	North Reading	5	1	12	0	9	22	\$1,024,989	\$885,000	\$1,017,411	102%	\$9,224,900
2022	North Reading	12	5	12	0	19	20	\$986,323	\$811,000	\$980,705	101%	\$18,740,140
2024	Peabody	16	9	20	1	30	20	\$745,430	\$695,000	\$727,553	103%	\$22,362,900
2023	Peabody	9	6	17	2	20	18	\$695,585	\$682,500	\$669,394	103%	\$13,911,700
2022	Peabody	17	12	37	0	32	21	\$643,222	\$615,000	\$631,606	102%	\$20,583,100
2024	Reading	5	2	14	2	11	47	\$1,038,091	\$825,000	\$998,254	104%	\$11,419,000
2023	Reading	6	1	16	0	20	21	\$861,995	\$850,000	\$843,755	103%	\$17,239,900
2022	Reading	21	11	26	1	24	22	\$742,501	\$721,000	\$728,229	102%	\$17,820,025
2024	Revere	8	2	15	3	14	25	\$744,643	\$702,500	\$728,606	102%	\$10,425,000
2023	Revere	12	8	12	0	16	23	\$700,688	\$622,500	\$686,806	103%	\$11,211,000
2022	Revere	12	5	20	3	21	19	\$633,476	\$630,000	\$612,167	104%	\$13,303,000

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2024	Rockport	10	5	5	0	5	98	\$1,147,000	\$1,090,000	\$1,175,560	99%	\$5,735,000
2023	Rockport	10	4	3	0	3	92	\$1,099,667	\$1,100,000	\$1,131,333	98%	\$3,299,000
2022	Rockport	12	6	6	1	8	43	\$696,250	\$617,500	\$688,113	101%	\$5,570,000
2024	Rowley	5	3	4	0	3	34	\$91,166	\$935,000	\$908,333	101%	\$2,735,000
2023	Rowley	5	0	3	0	2	21	\$1,393,317	\$1,393,317	\$1,324,500	105%	\$2,786,634
2022	Rowley	9	6	5	0	9	44	\$725,778	\$730,000	\$708,889	104%	\$6,532,000
2024	Salem	11	8	16	2	18	31	\$662,667	\$617,500	\$648,022	103%	\$11,928,000
2023	Salem	3	3	9	1	10	15	\$719,250	\$710,000	\$678,730	106%	\$7,192,500
2022	Salem	12	8	24	1	27	25	\$679,261	\$615,000	\$648,924	106%	\$18,340,050
2024	Saugus	19	12	30	3	16	23	\$675,813	\$665,500	\$639,388	106%	\$10,813,000
2023	Saugus	13	7	25	2	23	24	\$652,029	\$630,000	\$636,835	103%	\$14,996,675
2022	Saugus	17	10	37	2	25	25	\$669,400	\$630,000	\$658,079	102%	\$16,735,000
2024	Swampscott	10	3	7	2	9	27	\$1,191,000	\$850,000	\$1,186,311	104%	\$10,719,000
2023	Swampscott	8	2	7	1	8	23	\$870,100	\$837,000	\$827,025	104%	\$6,960,800
2022	Swampscott	18	7	7	2	17	25	\$1,215,147	\$841,000	\$1,135,446	105%	\$20,657,500
2024	Topsfield	8	4	6	1	8	49	\$1,070,500	\$932,500	\$1,054,725	101%	\$8,564,000
2023	Topsfield	6	3	0	1	7	26	\$855,357	\$855,000	\$869,400	97%	\$5,987,500
2022	Topsfield	6	2	10	1	9	29	\$951,167	\$749,000	\$928,189	104%	\$8,560,500
2024	Wakefield	8	4	13	0	14	18	\$830,857	\$800,000	\$810,529	103%	\$11,632,000
2023	Wakefield	4	4	10	0	20	23	\$840,095	\$823,000	\$804,015	105%	\$16,801,900
2022	Wakefield	20	15	26	3	23	16	\$803,261	\$753,000	\$774,635	104%	\$18,474,995
2024	Wenham	8	3	4	0	5	80	\$1,603,600	\$1,100,000	\$1,699,560	98%	\$8,017,999
2023	Wenham	9	6	3	0	2	16	\$1,180,000	\$1,180,000	\$1,079,500	110%	\$2,360,000
2022	Wenham	5	1	1	0	6	30	\$1,213,500	\$784,500	\$1,206,483	99%	\$7,281,000
August 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		335	128	289	29	353	36	\$932,202	\$800,000	\$924,517	102%	\$329,067,259
2023 Totals		264	102	297	25	322	27	\$890,586	\$775,000	\$868,444	101%	\$286,768,772
2022 Totals		399	172	444	32	463	24	\$841,867	\$700,000	\$819,833	103%	\$389,784,451

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