



## Single Family Snapshot Comparison December 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	9	0	9	5	19	38	\$783,632	\$675,000	\$774,558	101%	\$14,889,000
2023	Beverly	17	3	4	0	23	19	\$1,128,391	\$775,000	\$1,128,787	104%	\$25,953,000
2022	Beverly	10	2	10	2	20	29	\$582,895	\$557,500	\$574,065	101%	\$11,657,900
2024	Boxford	4	1	1	1	8	51	\$1,184,750	\$1,012,500	\$1,154,863	104%	\$9,478,000
2023	Boxford	3	1	4	1	11	21	\$1,004,273	\$810,000	\$993,545	100%	\$11,047,000
2022	Boxford	3	1	8	4	11	17	\$839,536	\$830,000	\$815,609	103%	\$9,234,900
2024	Danvers	5	2	4	1	11	37	\$967,370	\$890,000	\$975,264	100%	\$10,641,075
2023	Danvers	6	3	12	0	12	28	\$643,075	\$658,500	\$632,625	101%	\$7,716,900
2022	Danvers	10	3	9	3	18	27	\$688,806	\$665,000	\$684,733	102%	\$12,398,499
2024	Essex	2	0	1	0	3	35	\$1,253,555	\$1,149,000	\$1,294,333	98%	\$3,760,665
2023	Essex	2	1	2	0	2	13	\$682,125	\$682,125	\$647,000	108%	\$1,364,250
2022	Essex	4	1	0	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Georgetown	5	1	4	2	7	32	\$671,429	\$652,000	\$644,529	105%	\$4,700,000
2023	Georgetown	4	3	2	0	4	22	\$740,000	\$760,000	\$724,725	102%	\$2,960,000
2022	Georgetown	4	2	3	3	6	40	\$531,283	\$541,350	\$531,613	100%	\$3,187,700
2024	Gloucester	13	3	4	0	17	79	\$1,274,194	\$740,300	\$1,316,994	99%	\$21,661,300
2023	Gloucester	13	2	8	5	10	62	\$607,150	\$585,750	\$617,060	97%	\$6,071,500
2022	Gloucester	11	2	8	0	12	22	\$893,292	\$637,450	\$945,650	97%	\$10,719,500
2024	Hamilton	5	2	4	2	9	57	\$1,376,619	\$860,000	\$1,417,322	101%	\$12,389,570
2023	Hamilton	10	2	2	1	8	23	\$1,091,250	\$917,500	\$1,070,976	109%	\$8,730,000
2022	Hamilton	10	3	1	1	4	45	\$1,141,250	\$840,000	\$1,217,250	97%	\$4,565,000
2024	Ipswich	5	0	4	2	9	21	\$1,006,667	\$872,000	\$1,027,778	100%	\$9,060,000
2023	Ipswich	6	1	4	6	7	20	\$851,539	\$830,000	\$830,271	103%	\$5,960,774
2022	Ipswich	10	0	5	1	9	27	\$895,222	\$825,000	\$918,044	99%	\$8,057,000
2024	Lynn	8	4	22	4	30	29	\$599,827	\$585,000	\$581,146	104%	\$17,994,800
2023	Lynn	8	3	20	3	34	27	\$561,667	\$572,500	\$552,310	102%	\$19,096,688
2022	Lynn	24	10	16	4	40	31	\$498,115	\$482,500	\$486,468	103%	\$19,924,600
2024	Lynnfield	5	1	5	1	11	25	\$961,914	\$935,000	\$967,963	100%	\$10,581,053
2023	Lynnfield	10	1	6	1	11	55	\$1,676,000	\$1,360,000	\$1,773,473	94%	\$18,436,000
2022	Lynnfield	3	0	5	2	14	23	\$1,013,964	\$895,000	\$973,300	104%	\$14,195,499

MLSPIN Total Sold Market Statistics 12/1/24-12/31/24, 12/1/23-12/31/23, 12/1/22-12/31/22.

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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	0	1	5	5	110	\$1,615,000	\$1,350,000	\$1,694,000	97%	\$8,075,000
2023	Manchester	9	1	3	0	3	38	\$1,333,333	\$1,260,000	\$1,359,000	98%	\$4,000,000
2022	Manchester	9	0	0	2	4	52	\$1,772,000	\$2,059,500	\$1,751,225	102%	\$7,088,000
2024	Marblehead	13	3	7	2	6	59	\$1,969,167	\$1,087,500	\$2,081,483	93%	\$11,815,000
2023	Marblehead	6	0	9	2	10	41	\$959,720	\$846,600	\$927,890	104%	\$9,597,200
2022	Marblehead	12	1	2	0	9	40	\$1,252,056	\$1,255,000	\$1,228,100	102%	\$11,268,500
2024	Middleton	4	0	5	2	6	92	\$997,833	\$888,500	\$1,000,617	101%	\$5,987,000
2023	Middleton	8	2	1	0	6	40	\$850,483	\$872,500	\$876,617	97%	\$5,102,900
2022	Middleton	4	1	4	3	4	105	\$1,427,500	\$1,032,500	\$1,497,475	99%	\$5,710,000
2024	Nahant	8	0	1	3	6	113	\$1,172,333	\$1,077,500	\$1,236,150	96%	\$7,034,000
2023	Nahant	3	0	0	4	0	0	\$0	\$0	\$0	0%	\$0
2022	Nahant	6	0	0	4	0	0	\$0	\$0	\$0	0%	\$0
2024	Newbury	7	1	3	2	2	108	\$975,000	\$975,000	\$1,074,500	91%	\$1,950,000
2023	Newbury	6	1	3	0	3	62	\$1,003,667	\$626,000	\$1,077,767	98%	\$3,011,000
2022	Newbury	6	1	0	1	3	28	\$1,197,500	\$1,400,000	\$1,223,333	97%	\$3,592,500
2024	Newburyport	13	3	6	1	5	54	\$1,536,400	\$1,160,000	\$1,559,000	98%	\$7,682,000
2023	Newburyport	9	3	5	2	10	57	\$1,149,207	\$1,047,500	\$1,211,950	97%	\$11,492,072
2022	Newburyport	5	1	3	7	12	55	\$876,750	\$860,000	\$901,215	97%	\$10,521,000
2024	North Reading	5	1	4	2	17	51	\$1,239,588	\$1,015,000	\$1,253,740	100%	\$21,073,000
2023	North Reading	10	4	4	2	15	25	\$961,813	\$905,000	\$948,373	102%	\$14,427,200
2022	North Reading	1	0	7	3	10	34	\$797,700	\$805,000	\$794,760	100%	\$7,977,000
2024	Peabody	6	4	13	2	19	41	\$694,416	\$665,000	\$676,630	103%	\$13,193,900
2023	Peabody	5	3	16	1	22	20	\$652,591	\$667,500	\$629,649	104%	\$14,357,000
2022	Peabody	9	2	13	4	23	23	\$617,370	\$570,000	\$599,470	103%	\$14,199,500
2024	Reading	4	0	10	1	22	24	\$867,549	\$791,500	\$861,036	101%	\$19,086,080
2023	Reading	7	3	6	3	8	44	\$1,007,250	\$856,000	\$972,213	104%	\$8,058,000
2022	Reading	12	1	8	7	11	32	\$764,991	\$735,000	\$775,282	99%	\$8,414,900
2024	Revere	12	3	6	2	12	29	\$555,025	\$612,500	\$574,717	95%	\$6,660,300
2023	Revere	6	3	11	4	12	28	\$600,167	\$603,000	\$600,550	100%	\$7,202,000
2022	Revere	6	2	10	5	10	27	\$545,250	\$559,500	\$560,180	97%	\$5,452,500

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2024	Rockport	2	0	4	2	2	68	\$2,382,500	\$2,382,500	\$2,399,000	97%	\$4,765,000
2023	Rockport	8	1	2	0	4	40	\$1,920,000	\$1,335,000	\$2,099,750	97%	\$7,680,000
2022	Rockport	5	2	0	4	10	35	\$1,134,592	\$660,000	\$1,221,590	96%	\$11,345,922
2024	Rowley	2	0	3	0	4	29	\$582,500	\$562,500	\$570,750	102%	\$2,330,000
2023	Rowley	2	0	1	2	2	29	\$662,000	\$662,000	\$706,500	93%	\$1,324,000
2022	Rowley	6	2	2	2	3	64	\$935,833	\$1,022,500	\$959,000	97%	\$2,807,500
2024	Salem	7	2	5	2	9	34	\$783,322	\$624,000	\$828,620	98%	\$7,049,895
2023	Salem	4	1	10	3	11	22	\$549,182	\$546,000	\$527,609	104%	\$6,041,000
2022	Salem	13	4	6	2	13	23	\$609,087	\$555,000	\$593,046	103%	\$7,918,125
2024	Saugus	4	0	11	3	18	29	\$692,999	\$619,450	\$660,578	106%	\$12,473,980
2023	Saugus	6	2	9	2	16	20	\$590,931	\$590,000	\$583,288	102%	\$9,454,900
2022	Saugus	10	2	9	4	24	30	\$563,167	\$567,500	\$562,233	100%	\$13,516,000
2024	Swampscott	3	0	6	0	9	36	\$1,213,125	\$825,000	\$1,230,322	100%	\$10,918,125
2023	Swampscott	1	0	2	4	6	29	\$1,480,667	\$1,287,500	\$1,506,500	101%	\$8,884,000
2022	Swampscott	8	2	2	2	9	23	\$839,667	\$700,000	\$839,211	100%	\$7,557,000
2024	Topsfield	5	2	4	0	3	85	\$1,126,667	\$815,000	\$1,123,300	99%	\$3,380,000
2023	Topsfield	5	0	4	3	2	19	\$1,062,502	\$1,062,502	\$1,007,000	106%	\$2,125,003
2022	Topsfield	5	1	0	2	3	28	\$558,333	\$565,000	\$554,600	101%	\$1,675,000
2024	Wakefield	6	4	10	0	20	35	\$843,798	\$787,500	\$821,660	102%	\$16,875,955
2023	Wakefield	7	3	8	0	8	26	\$772,875	\$737,500	\$749,713	103%	\$6,183,000
2022	Wakefield	5	1	7	1	14	38	\$687,789	\$659,575	\$694,735	99%	\$9,629,050
2024	Wenham	1	0	1	1	2	28	\$925,000	\$925,000	\$927,250	100%	\$1,850,000
2023	Wenham	5	0	1	1	0	0	\$0	\$0	\$0	0%	\$0
2022	Wenham	2	0	0	1	3	39	\$811,000	\$833,000	\$854,667	97%	\$2,433,000
<b>December Totals</b>		<b>Active</b>	<b>New</b>	<b>U/A</b>	<b>Expired</b>	<b>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>
2024 Totals		172	37	158	48	291	43	\$953,109	\$750,000	\$958,924	101%	\$277,354,698
2023 Totals		186	47	159	50	260	30	\$870,290	\$717,950	\$871,316	102%	\$226,275,387
2022 Totals		213	45	138	75	303	32	\$753,832	\$635,000	\$756,196	101%	\$228,411,095

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