



Single Family Market Snapshot Comparison February 2024, 2023, 2022

Year	Town	Active	New	U/A	Expired	Sold	Avg. DOM	Avg. Sale Price	Median Price	Avg. List Price	Sale \$/List \$ Ratio	Total \$ Volume
2024	Beverly	9	4	20	1	7	60	\$1,317,571	\$705,000	\$1,329,986	100%	\$9,223,000
2023	Beverly	5	1	9	0	11	25	\$601,682	\$585,000	\$594,427	102%	\$6,618,500
2022	Beverly	4	2	12	1	15	26	\$589,167	\$575,413	\$555,000	103%	\$8,837,500
2024	Boxford	4	2	2	0	2	43	\$935,000	\$935,000	\$949,389	99%	\$1,870,000
2023	Boxford	4	1	6	0	6	48	\$757,925	\$754,500	\$761,817	100%	\$4,547,550
2022	Boxford	2	1	5	0	5	20	\$969,100	\$865,000	\$919,380	105%	\$4,845,500
2024	Danvers	6	2	4	0	6	36	\$828,667	\$762,500	\$821,300	101%	\$4,972,000
2023	Danvers	7	1	7	2	9	48	\$698,333	\$615,000	\$692,856	102%	\$6,285,000
2022	Danvers	1	0	12	0	8	26	\$593,313	\$640,000	\$567,075	105%	\$4,746,500
2024	Essex	3	0	2	0	1	12	\$1,250,000	\$1,250,000	\$1,250,000	100%	\$1,250,000
2023	Essex	3	1	1	0	1	152	\$2,385,000	\$2,385,000	\$2,750,000	87%	\$2,385,000
2022	Essex	2	1	1	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Georgetown	2	2	7	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Georgetown	2	0	2	0	5	32	\$738,000	\$680,000	\$753,560	98%	\$3,690,000
2022	Georgetown	4	1	9	0	8	25	\$674,625	\$693,000	\$629,725	107%	\$5,397,000
2024	Gloucester	16	6	7	0	5	142	\$1,895,200	\$1,070,000	\$2,703,600	94%	\$9,476,000
2023	Gloucester	8	2	5	2	7	44	\$597,857	\$530,000	\$592,400	101%	\$4,185,000
2022	Gloucester	9	2	10	2	8	14	\$1,073,363	\$704,450	\$982,113	107%	\$8,586,900
2024	Hamilton	6	1	3	1	3	51	\$1,355,000	\$1,460,000	\$1,359,967	100%	\$4,065,000
2023	Hamilton	5	0	4	1	3	40	\$796,667	\$560,000	\$858,317	92%	\$2,390,000
2022	Hamilton	4	2	4	1	4	51	\$771,250	\$692,500	\$810,975	97%	\$3,085,000
2024	Ipswich	8	0	4	0	2	56	\$707,500	\$707,500	\$689,000	102%	\$1,415,000
2023	Ipswich	8	4	9	0	4	49	\$892,475	\$844,950	\$955,975	97%	\$3,569,900
2022	Ipswich	9	3	5	2	6	35	\$620,167	\$527,500	\$603,833	103%	\$3,721,000
2024	Lynn	15	7	19	2	16	26	\$585,438	\$555,000	\$563,387	105%	\$9,367,000
2023	Lynn	19	10	22	1	19	37	\$535,153	\$525,000	\$518,452	103%	\$10,167,900
2022	Lynn	12	3	31	3	27	40	\$515,056	\$490,000	\$499,800	101%	\$13,906,500

MLSPIN Total Sold Market Statistics 2/1/24-2/29/24, 2/1/23-2/28/23, 2/1/22-2/28/22.

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2024	Lynnfield	10	4	2	1	5	79	\$1,336,600	\$1,275,000	\$1,399,978	96%	\$6,683,000
2023	Lynnfield	6	3	6	0	2	54	\$1,647,500	\$16,475,000	\$1,544,495	105%	\$3,295,000
2022	Lynnfield	2	2	5	2	2	7	\$865,000	\$865,000	\$719,450	120%	\$1,730,000
2024	Manchester	7	0	3	0	4	136	\$5,643,750	\$5,332,500	\$6,379,750	91%	\$22,575,000
2023	Manchester	7	1	5	1	1	82	\$860,000	\$860,000	\$899,900	96%	\$860,000
2022	Manchester	5	1	4	0	2	99	\$1,815,000	\$1,815,000	\$1,937,000	96%	\$3,630,000
2024	Marblehead	4	2	6	0	7	50	\$919,571	\$790,000	\$880,986	104%	\$6,437,000
2023	Marblehead	13	6	13	1	6	17	\$1,147,167	\$644,500	\$1,146,167	100%	\$6,883,000
2022	Marblehead	2	0	4	0	5	32	\$857,800	\$879,000	\$903,580	96%	\$4,289,000
2024	Middleton	6	3	4	0	3	34	\$943,667	\$1,005,000	\$906,000	102%	\$2,831,000
2023	Middleton	4	2	6	0	5	32	\$908,600	\$825,000	\$894,380	102%	\$4,543,000
2022	Middleton	6	5	2	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Nahant	1	0	3	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Nahant	5	3	5	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Nahant	0	0	1	0	1	68	\$1,257,000	\$1,257,000	\$1,299,000	97%	\$1,257,000
2024	Newbury	9	4	2	1	5	127	\$889,980	\$830,000	\$943,760	95%	\$4,449,900
2023	Newbury	6	1	7	0	2	44	\$1,040,000	\$1,040,000	\$987,000	107%	\$2,080,000
2022	Newbury	1	0	6	0	1	21	\$450,000	\$450,000	\$483,000	93%	\$450,000
2024	Newburyport	15	7	7	1	5	36	\$1,246,000	\$965,000	\$1,232,740	101%	\$6,230,000
2023	Newburyport	7	3	5	0	4	40	\$1,131,250	\$1,082,500	\$1,161,975	100%	\$4,525,000
2022	Newburyport	8	5	6	0	4	52	\$761,225	\$707,500	\$765,975	100%	\$3,044,900
2024	North Reading	10	6	4	1	5	45	\$1,164,000	\$1,090,000	\$1,199,580	97%	\$5,820,000
2023	North Reading	3	2	7	0	6	49	\$899,833	\$787,500	\$919,633	98%	\$5,399,000
2022	North Reading	1	0	9	1	1	13	\$965,000	\$965,000	\$849,900	114%	\$965,000
2024	Peabody	7	6	11	0	10	25	\$605,000	\$622,500	\$597,250	102%	\$6,050,000
2023	Peabody	6	6	14	1	9	19	\$518,667	\$530,000	\$493,522	106%	\$4,668,000
2022	Peabody	3	2	22	1	14	31	\$605,421	\$569,500	\$590,771	103%	\$8,475,900

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2024	Reading	7	3	14	3	8	27	\$779,000	\$735,000	\$766,800	102%	\$6,232,000
2023	Reading	9	2	7	1	10	71	\$1,000,700	\$733,500	\$973,075	104%	\$10,007,000
2022	Reading	6	3	11	0	8	26	\$891,999	\$767,500	\$872,088	103%	\$7,135,990
2024	Revere	11	7	16	1	1	104	\$690,000	\$690,000	\$775,000	89%	\$690,000
2023	Revere	5	3	14	0	6	38	\$623,733	\$612,450	\$637,300	98%	\$3,742,400
2022	Revere	5	2	17	2	12	22	\$527,750	\$590,000	\$520,958	100%	\$6,333,000
2024	Rockport	4	2	4	1	1	74	\$790,000	\$790,000	\$920,000	86%	\$790,000
2023	Rockport	4	2	1	1	6	57	\$670,833	\$692,500	\$688,800	98%	\$4,025,000
2022	Rockport	4	1	2	0	3	70	\$1,501,667	\$730,000	\$1,566,000	90%	\$4,505,000
2024	Rowley	2	0	3	0	1	22	\$465,000	\$465,000	\$450,000	103%	\$465,000
2023	Rowley	3	2	3	1	4	80	\$947,475	\$975,000	\$950,725	100%	\$3,789,900
2022	Rowley	4	6	0	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Salem	4	0	9	1	4	20	\$605,000	\$650,500	\$569,475	107%	\$2,420,000
2023	Salem	9	3	5	1	7	47	\$573,714	\$567,000	\$567,543	101%	\$4,016,000
2022	Salem	6	1	8	0	8	27	\$630,353	\$545,000	\$603,950	107%	\$5,042,822
2024	Saugus	3	0	14	2	9	21	\$687,000	\$610,000	\$688,780	100%	\$3,435,000
2023	Saugus	9	8	13	2	14	27	\$598,214	\$610,000	\$586,800	103%	\$8,375,000
2022	Saugus	3	0	17	1	12	21	\$585,750	\$578,000	\$569,840	103%	\$7,029,000
2024	Swampscott	5	2	4	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Swampscott	10	4	3	1	1	16	\$670,000	\$670,000	\$669,900	100%	\$670,000
2022	Swampscott	5	1	6	0	3	48	\$908,667	\$790,000	\$832,233	110%	\$2,726,000
2024	Topsfield	4	4	1	0	2	123	\$1,066,250	\$1,066,250	\$1,124,950	95%	\$2,132,500
2023	Topsfield	1	1	2	1	1	44	\$994,900	\$994,900	\$989,900	101%	\$994,900
2022	Topsfield	1	1	4	1	5	27	\$791,000	\$720,000	\$726,560	108%	\$3,955,000
2024	Wakefield	5	4	3	1	12	49	\$722,442	\$699,350	\$722,442	102%	\$8,801,700
2023	Wakefield	10	5	6	1	5	60	\$713,200	\$762,000	\$712,940	100%	\$3,566,000
2022	Wakefield	5	4	6	0	7	29	\$581,271	\$559,000	\$546,657	106%	\$4,068,900

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2024	Wenham	11	2	3	2	2	62	\$1,262,500	\$1,262,500	\$1,337,000	95%	\$2,525,000
2023	Wenham	2	1	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Wenham	3	1	4	0	0	0	\$0	\$0	\$0	0%	\$0
February Totals		Active	New	U/A	Expired	Sold	Avg. DOM	Avg. Sale Price	Avg. Median	Avg. List Price	Sale \$/List \$ Ratio	Total \$ Volume
2024 Totals		194	80	181	19	122	52	\$1,067,255	\$722,500	\$1,124,817	100%	\$130,205,100
2023 Totals		172	78	189	18	154	42	\$748,559	\$627,500	\$747,281	101%	\$115,278,050
2022 Totals		113	n/a	n/a	15	177	32	\$696,850	\$600,000	\$676,892	103%	\$123,342,512

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