



Single Family Snapshot Comparison January 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	15	6	10	2	6	27	\$692,333	\$595,000	\$693,500	100%	\$4,154,000
2023	Beverly	5	3	17	1	11	25	\$699,082	\$530,000	\$647,491	106%	\$7,689,900
2022	Beverly	1	1	11	1	21	26	\$650,607	\$575,000	\$627,767	105%	\$13,662,750
2024	Boxford	2	1	0	0	4	33	\$934,500	\$924,000	\$895,950	104%	\$3,738,000
2023	Boxford	7	3	2	0	6	59	\$1,200,000	\$1,057,500	\$1,301,633	98%	\$7,200,000
2022	Boxford	2	0	5	0	5	27	\$927,000	\$900,000	\$962,800	98%	\$4,635,000
2024	Danvers	6	3	7	1	9	17	\$651,878	\$600,000	\$658,366	99%	\$5,866,900
2023	Danvers	13	9	12	0	7	45	\$701,071	\$675,000	\$707,171	99%	\$4,907,500
2022	Danvers	5	3	10	1	17	23	\$619,765	\$560,000	\$581,570	107%	\$10,536,000
2024	Essex	3	1	0	0	2	41	\$629,500	\$629,500	\$645,000	98%	\$1,259,000
2023	Essex	3	1	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Essex	1	0	0	0	2	15	\$586,250	\$586,250	\$587,000	99%	\$1,172,500
2024	Georgetown	1	0	4	1	3	48	\$744,333	\$739,000	\$745,967	100%	\$2,233,000
2023	Georgetown	2	0	6	0	4	57	\$887,750	\$888,000	\$920,694	96%	\$3,551,000
2022	Georgetown	4	3	7	0	6	68	\$683,250	\$595,000	\$699,900	95%	\$4,099,500
2024	Gloucester	11	2	4	0	8	64	\$543,894	\$528,075	\$585,313	92%	\$4,351,150
2023	Gloucester	9	3	12	1	4	40	\$2,007,500	\$1,435,000	\$2,024,750	99%	\$8,030,000
2022	Gloucester	13	5	9	1	3	28	\$566,500	\$450,000	\$566,500	91%	\$1,699,500
2024	Hamilton	7	1	4	1	4	31	\$818,750	\$786,250	\$798,500	103%	\$3,275,000
2023	Hamilton	10	3	5	0	3	24	\$687,667	\$625,000	\$682,933	101%	\$2,063,000
2022	Hamilton	7	2	2	1	4	26	\$676,000	\$649,500	\$634,475	106%	\$2,704,000
2024	Ipswich	9	4	1	3	6	87	\$801,000	\$860,000	\$801,500	99%	\$4,806,000
2023	Ipswich	10	4	7	3	5	93	\$913,600	\$670,000	\$837,800	103%	\$4,568,000
2022	Ipswich	7	4	4	0	8	26	\$646,750	\$665,000	\$628,238	102%	\$5,174,000
2024	Lynn	10	10	19	2	23	38	\$555,804	\$535,000	\$548,952	101%	\$12,783,500
2023	Lynn	25	12	21	2	27	35	\$506,437	\$490,000	\$508,328	99%	\$13,673,800
2022	Lynn	9	3	23	3	30	30	\$486,193	\$478,500	\$471,373	103%	\$14,585,800
2024	Lynnfield	7	0	9	0	4	46	\$2,033,500	\$2,052,500	\$2,081,750	103%	\$8,134,000
2023	Lynnfield	6	6	1	2	3	16	\$1,101,333	\$1,300,000	\$1,062,907	107%	\$3,304,000
2022	Lynnfield	0	0	5	1	6	25	\$1,242,500	\$910,000	\$1,227,767	103%	\$7,455,000
2024	Manchester	11	3	2	0	3	32	\$840,373	\$721,119	\$855,000	100%	\$2,521,119
2023	Manchester	7	2	2	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Manchester	5	1	3	1	4	48	\$1,553,750	\$877,500	\$1,635,750	96%	\$6,215,000

MLS PIN Total Sold Market Statistics 1/1/24-1/31/24, 1/1/23-1/31/23, 1/1/22-1/31/22.

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2024	Marblehead	5	1	6	0	8	21	\$1,347,250	\$955,000	\$1,349,863	104%	\$10,778,000
2023	Marblehead	15	8	7	1	9	58	\$1,029,444	\$775,000	\$1,079,300	95%	\$9,265,000
2022	Marblehead	4	2	5	0	9	38	\$897,056	\$875,000	\$892,033	102%	\$8,073,500
2024	Middleton	8	4	3	0	2	80	\$1,099,000	\$1,099,000	\$1,147,450	97%	\$2,198,000
2023	Middleton	3	2	6	0	2	13	\$912,500	\$912,500	\$864,450	105%	\$1,825,000
2022	Middleton	5	3	3	1	5	48	\$630,180	\$600,000	\$628,780	100%	\$3,150,900
2023	Nahant	3	0	1	0	1	20	\$760,000	\$760,000	\$749,900	101%	\$760,000
2023	Nahant	5	1	1	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Nahant	0	0	1	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Newbury	6	2	6	1	8	77	\$1,383,250	\$1,096,250	\$1,375,425	99%	\$11,066,000
2023	Newbury	7	1	2	1	1	32	\$480,000	\$480,000	\$500,000	96%	\$480,000
2022	Newbury	3	1	2	0	3	56	\$966,667	\$600,000	\$986,300	98%	\$2,900,000
2024	Newburyport	12	4	7	1	12	41	\$910,850	\$962,500	\$888,958	104%	\$10,930,200
2023	Newburyport	6	3	4	1	5	37	\$976,000	\$810,000	\$1,057,500	91%	\$4,880,000
2022	Newburyport	5	3	6	2	7	40	\$819,071	\$711,000	\$818,227	101%	\$5,733,500
2024	North Reading	6	3	8	0	6	32	\$977,167	\$862,500	\$954,967	102%	\$5,863,000
2023	North Reading	3	2	6	0	8	37	\$567,438	\$525,000	\$560,950	102%	\$4,539,500
2022	North Reading	3	3	4	0	3	50	\$809,000	\$650,000	\$799,333	101%	\$2,427,000
2024	Peabody	1	0	15	2	19	24	\$639,921	\$640,000	\$626,279	102%	\$12,158,499
2023	Peabody	6	3	13	1	15	23	\$547,260	\$500,000	\$551,700	99%	\$8,208,900
2022	Peabody	3	2	13	0	19	30	\$566,882	\$560,000	\$542,754	104%	\$10,770,750
2024	Reading	10	5	9	1	8	50	\$907,710	\$825,000	\$919,360	100%	\$7,261,677
2023	Reading	12	2	12	1	7	58	\$723,486	\$670,000	\$731,971	99%	\$5,064,400
2022	Reading	3	2	9	1	13	22	\$968,300	\$899,900	\$930,877	104%	\$12,587,900
2024	Revere	6	5	12	2	10	36	\$590,370	\$560,000	\$583,950	102%	\$5,903,700
2023	Revere	9	4	8	2	8	35	\$588,813	\$577,000	\$596,200	99%	\$4,710,500
2022	Revere	5	0	8	6	8	23	\$541,113	\$562,450	\$534,105	101%	\$4,328,900
2024	Rockport	5	1	4	2	3	19	\$969,667	\$855,000	\$984,333	99%	\$2,909,000
2023	Rockport	5	2	4	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Rockport	3	1	2	0	4	29	\$617,750	\$573,000	\$619,500	100%	\$2,471,000
2024	Rowley	3	2	2	0	4	63	\$755,000	\$747,500	\$750,950	102%	\$3,020,000
2023	Rowley	5	3	9	0	1	121	\$740,000	\$740,000	\$799,900	93%	\$740,000
2022	Rowley	6	4	9	2	1	7	\$899,900	\$899,900	\$899,900	100%	\$899,900

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2024	Salem	6	3	6	1	9	32	\$634,322	\$640,000	\$633,278	101%	\$5,708,900
2023	Salem	7	2	12	1	8	43	\$512,500	\$482,500	\$507,325	101%	\$4,100,000
2022	Salem	5	4	14	2	18	29	\$659,500	\$607,500	\$638,766	103%	\$11,871,000
2024	Saugus	10	5	10	3	13	31	\$623,154	\$612,500	\$609,269	103%	\$8,101,000
2023	Saugus	9	5	18	2	7	24	\$561,857	\$590,000	\$559,671	100%	\$3,933,000
2022	Saugus	6	4	11	3	11	30	\$562,409	\$600,000	\$539,355	108%	\$6,186,500
2024	Swampscott	3	2	0	0	8	44	\$779,500	\$692,500	\$782,813	100%	\$6,236,000
2023	Swampscott	7	1	3	2	6	37	\$763,667	\$752,500	\$756,000	101%	\$4,582,000
2022	Swampscott	5	1	3	1	7	21	\$773,376	\$605,000	\$707,843	106%	\$5,413,629
2024	Topsfield	1	0	4	1	5	32	\$813,200	\$725,000	\$805,380	101%	\$4,066,000
2023	Topsfield	3	1	3	2	1	33	\$856,000	\$856,000	\$889,000	96%	\$856,000
2022	Topsfield	0	0	4	0	7	23	\$1,140,923	\$850,000	\$1,175,553	99%	\$7,986,462
2024	Wakefield	4	2	12	0	6	12	\$711,167	\$690,000	\$669,750	106%	\$4,267,000
2023	Wakefield	7	3	11	3	9	44	\$637,733	\$595,000	\$640,322	99%	\$5,739,600
2022	Wakefield	1	1	5	2	13	40	\$812,649	\$748,000	\$810,734	101%	\$10,564,443
2024	Wenham	11	6	2	0	0	0	\$0	\$0	\$0	0%	\$0
2023	Wenham	2	0	1	0	2	98	\$1,077,500	\$1,077,500	\$1,099,950	96%	\$2,155,000
2022	Wenham	4	1	4	1	4	13	\$558,475	\$549,950	\$545,500	102%	\$2,233,900
January Totals		Active	New	U/A	Expired	Sold	Avg. DOM	Avg. Sale Price	Avg. Median	Avg. List Price	Sale \$/List \$ Ratio	Total \$ Volume
January 2024		182	75	168	24	194	38	\$795,612	\$675,500	\$791,879	101%	\$154,348,645
January 2023		208	89	207	26	159	40	\$729,975	\$600,000	\$735,007	100%	\$116,066,100
January 2022		108	n/a	n/a	29	246	30	\$710,233	\$607,500	\$697,425	103%	\$174,717,301

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