



Single Family Market Snapshot Comparison July 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	19	5	18	2	26	20	\$960,559	\$709,292	\$951,635	103%	\$24,975,584
2023	Beverly	14	4	21	0	25	24	\$876,741	\$677,000	\$841,120	107%	\$21,918,522
2022	Beverly	24	10	19	1	29	17	\$700,436	\$715,000	\$653,914	107%	\$20,312,655
2024	Boxford	10	2	9	1	14	29	\$986,250	\$935,500	\$986,493	100%	\$13,807,500
2023	Boxford	9	3	6	1	6	30	\$1,204,000	\$962,500	\$1,213,650	101%	\$7,224,000
2022	Boxford	19	10	10	0	9	20	\$874,022	\$850,000	\$830,189	105%	\$7,866,200
2024	Danvers	13	7	17	1	17	24	\$812,882	\$750,000	\$789,823	104%	\$13,819,000
2023	Danvers	8	4	15	0	11	23	\$773,855	\$699,900	\$735,427	104%	\$8,512,400
2022	Danvers	24	6	18	0	16	17	\$720,531	\$620,000	\$694,712	105%	\$11,528,500
2024	Essex	5	1	3	0	4	39	\$1,662,750	\$1,500,000	\$1,732,500	97%	\$6,651,000
2023	Essex	6	3	1	0	4	17	\$1,052,139	\$1,029,278	\$1,044,975	102%	\$4,208,555
2022	Essex	4	2	1	0	5	12	\$668,930	\$704,650	\$603,980	109%	\$3,344,650
2024	Georgetown	3	2	9	0	6	21	\$703,333	\$652,500	\$687,983	103%	\$4,220,000
2023	Georgetown	4	3	3	0	4	15	\$751,750	\$742,500	\$723,500	105%	\$3,007,000
2022	Georgetown	10	1	7	0	7	15	\$835,000	\$725,000	\$770,811	109%	\$5,845,000
2024	Gloucester	22	6	9	1	11	19	\$737,227	\$700,000	\$710,181	104%	\$8,109,500
2023	Gloucester	29	10	11	1	12	46	\$683,750	\$666,000	\$676,533	103%	\$8,205,000
2022	Gloucester	26	9	16	0	21	21	\$1,144,412	\$750,000	\$1,103,914	104%	\$24,032,642
2024	Hamilton	15	3	9	0	8	60	\$884,475	\$762,500	\$909,375	97%	\$7,075,800
2023	Hamilton	12	4	3	0	8	63	\$1,053,688	\$697,500	\$1,085,863	99%	\$8,429,500
2022	Hamilton	15	9	8	1	9	23	\$1,067,278	\$711,000	\$1,069,444	102%	\$9,605,500
2024	Ipswich	16	3	8	1	7	20	\$967,286	\$935,000	\$954,129	101%	\$6,771,000
2023	Ipswich	11	5	8	0	10	28	\$846,500	\$807,500	\$818,190	103%	\$8,465,000
2022	Ipswich	17	7	16	0	11	20	\$798,556	\$760,000	\$752,891	106%	\$8,784,117
2024	Lynn	20	11	43	4	40	23	\$641,179	\$620,000	\$616,753	104%	\$25,647,165
2023	Lynn	23	15	38	2	18	19	\$571,944	\$570,000	\$540,050	106%	\$10,295,000
2022	Lynn	34	15	31	7	38	21	\$537,110	\$540,000	\$510,078	105%	\$20,410,190
2024	Lynnfield	16	8	12	0	15	17	\$1,270,313	\$1,225,000	\$1,212,384	105%	\$19,054,700
2023	Lynnfield	16	6	8	0	8	16	\$1,028,738	\$1,040,000	\$962,725	106%	\$8,229,900
2022	Lynnfield	11	2	3	0	17	24	\$965,853	\$925,000	\$926,800	104%	\$16,419,500

MLSPIN Total Sold Market Statistics 7/1/24-7/31/24, 7/1/23-7/31/23, 7/1/22-7/31/22.

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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	14	5	7	0	4	23	\$3,886,250	\$777,500	\$3,977,250	102%	\$15,545,000
2023	Manchester	7	2	5	0	4	142	\$2,661,000	\$2,022,000	\$2,661,000	100%	\$10,644,000
2022	Manchester	12	0	3	0	1	39	\$4,500,000	\$4,500,000	\$4,850,000	93%	\$4,500,000
2024	Marblehead	25	7	20	0	18	28	\$1,079,167	\$905,000	\$1,043,661	104%	\$19,425,000
2023	Marblehead	16	5	19	0	23	33	\$1,300,957	\$1,100,000	\$1,227,996	109%	\$29,922,000
2022	Marblehead	19	11	23	1	22	16	\$1,216,273	\$986,000	\$1,116,245	109%	\$26,758,000
2024	Middleton	10	5	4	1	4	25	\$995,500	\$906,000	\$1,018,725	97%	\$3,982,000
2023	Middleton	7	3	0	2	3	20	\$1,656,667	\$1,475,000	\$1,732,999	97%	\$4,970,000
2022	Middleton	13	4	7	0	5	25	\$1,056,980	\$1,050,000	\$1,025,780	103%	\$5,284,900
2024	Nahant	16	2	3	0	4	44	\$1,210,000	\$822,500	\$1,219,475	99%	\$4,840,000
2023	Nahant	9	2	1	0	4	32	\$1,425,750	\$1,226,500	\$1,399,975	102%	\$5,703,000
2022	Nahant	10	5	5	0	2	25	\$1,750,000	\$1,750,000	\$1,874,500	94%	\$3,500,000
2024	Newbury	16	8	10	2	8	24	\$1,191,875	\$882,500	\$1,187,975	102%	\$9,535,000
2023	Newbury	15	7	6	3	5	21	\$894,400	\$827,000	\$843,000	107%	\$4,472,000
2022	Newbury	11	2	4	0	12	20	\$1,331,417	\$1,110,000	\$1,252,075	107%	\$15,977,000
2024	Newburyport	25	9	12	1	13	35	\$1,172,077	\$1,200,000	\$1,148,200	102%	\$15,237,000
2023	Newburyport	21	10	14	1	20	23	\$1,099,495	\$864,450	\$1,088,365	101%	\$21,989,900
2022	Newburyport	18	6	16	3	18	21	\$1,185,675	\$1,037,500	\$1,168,556	102%	\$21,342,150
2024	North Reading	15	6	7	0	11	20	\$1,070,273	\$958,000	\$1,039,065	103%	\$11,773,000
2023	North Reading	10	5	8	0	19	19	\$934,316	\$924,000	\$907,884	104%	\$17,752,000
2022	North Reading	12	9	10	2	16	16	\$916,313	\$820,000	\$854,906	108%	\$14,661,000
2024	Peabody	17	8	27	2	26	18	\$746,908	\$747,500	\$710,227	105%	\$19,419,600
2023	Peabody	7	4	14	1	28	18	\$695,554	\$653,000	\$661,843	106%	\$19,475,500
2022	Peabody	16	5	26	0	26	19	\$668,115	\$637,500	\$640,596	105%	\$17,371,000
2024	Reading	16	4	10	1	22	16	\$851,409	\$778,200	\$814,450	104%	\$18,730,992
2023	Reading	12	4	13	0	8	24	\$985,500	\$944,500	\$958,563	104%	\$7,884,000
2022	Reading	24	14	16	2	23	19	\$874,130	\$740,000	\$825,622	106%	\$20,105,000
2024	Revere	13	5	16	2	14	23	\$658,571	\$665,000	\$631,079	105%	\$9,220,000
2022	Revere	11	7	15	0	11	20	\$584,891	\$613,500	\$579,945	101%	\$6,433,800
2022	Revere	21	12	20	0	11	12	\$617,464	\$635,000	\$592,004	105%	\$6,792,100

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2024	Rockport	7	4	6	0	7	27	\$964,500	\$765,000	\$924,700	106%	\$6,751,500
2023	Rockport	11	3	4	0	6	55	\$1,809,333	\$1,237,000	\$1,805,300	101%	\$10,856,000
2022	Rockport	15	5	5	0	7	30	\$1,247,286	\$1,260,000	\$1,264,129	102%	\$8,731,000
2024	Rowley	5	0	3	0	3	18	\$655,333	\$540,000	\$616,000	107%	\$1,966,000
2023	Rowley	7	3	2	0	7	17	\$795,857	\$825,000	\$769,629	103%	\$5,571,000
2022	Rowley	7	4	5	0	6	26	\$870,333	\$835,000	\$859,467	101%	\$5,222,000
2024	Salem	12	5	20	0	18	16	\$701,828	\$672,500	\$673,017	104%	\$12,632,900
2023	Salem	1	1	13	0	11	18	\$599,000	\$589,000	\$578,154	103%	\$6,588,999
2022	Salem	14	5	18	0	15	14	\$692,140	\$635,000	\$636,607	108%	\$10,382,100
2024	Saugus	22	5	18	2	24	19	\$671,883	\$640,000	\$639,379	105%	\$16,125,184
2023	Saugus	17	10	19	1	15	21	\$728,167	\$668,000	\$703,953	104%	\$10,922,500
2022	Saugus	28	12	21	4	23	20	\$716,826	\$660,000	\$703,335	102%	\$16,487,000
2024	Swampscott	14	6	6	1	9	21	\$1,017,444	\$720,000	\$1,015,644	100%	\$9,157,000
2023	Swampscott	11	3	4	0	3	97	\$1,000,000	\$850,000	\$1,159,300	89%	\$3,000,000
2022	Swampscott	16	6	11	2	10	24	\$772,300	\$732,500	\$762,450	101%	\$7,723,000
2024	Topsfield	9	2	2	1	3	38	\$1,335,000	\$855,000	\$1,412,633	99%	\$4,005,000
2023	Topsfield	4	0	8	0	7	19	\$805,882	\$845,000	\$766,543	106%	\$5,641,172
2022	Topsfield	11	7	9	0	4	20	\$882,000	\$754,000	\$832,200	106%	\$3,528,000
2024	Wakefield	11	6	9	0	18	15	\$884,083	\$850,000	\$822,794	108%	\$15,913,500
2023	Wakefield	7	3	12	0	16	29	\$877,439	\$812,450	\$827,031	107%	\$14,039,025
2022	Wakefield	22	10	13	1	21	17	\$737,667	\$740,000	\$681,766	108%	\$15,491,000
2024	Wenham	8	3	4	0	2	50	\$887,500	\$887,500	\$887,450	100%	\$1,775,000
2023	Wenham	5	2	0	1	4	26	\$1,158,750	\$980,000	\$1,200,750	97%	\$4,635,000
2022	Wenham	6	2	5	0	1	9	\$1,400,000	\$1,400,000	\$1,115,000	126%	\$1,400,000
July 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		394	138	321	23	356	23	\$916,194	\$755,000	\$893,626	103%	\$326,164,925
2023 Totals		310	131	271	13	300	28	\$929,983	\$765,000	\$904,664	104%	\$278,994,773
2022 Totals		459	190	346	24	385	19	\$865,985	\$740,000	\$827,251	105%	\$333,404,204

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