



# Single Family Market Snapshot Comparison

## June 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	25	799	16	1	16	18	\$841,799	\$765,000	\$792,450	108%	\$13,468,788
2023	Beverly	18	10	34	0	14	25	\$888,743	\$680,000	\$864,407	104%	\$12,442,400
2022	Beverly	20	8	30	0	39	17	\$758,959	\$700,000	\$682,949	112%	\$29,599,388
2024	Boxford	12	5	16	1	14	26	\$1,047,582	\$935,000	\$1,004,179	104%	\$14,665,150
2023	Boxford	11	3	6	0	9	36	\$1,110,222	\$1,100,000	\$1,053,211	106%	\$9,992,000
2022	Boxford	13	11	9	0	14	16	\$1,092,857	\$990,000	\$1,043,929	105%	\$15,300,000
2024	Danvers	16	12	15	0	14	25	\$784,529	\$696,250	\$772,892	102%	\$10,983,400
2023	Danvers	9	7	13	1	24	32	\$775,708	\$738,750	\$732,166	106%	\$18,617,000
2022	Danvers	28	18	19	2	15	13	\$655,045	\$640,000	\$597,007	110%	\$9,825,680
2024	Essex	8	4	3	0	3	9	\$685,000	\$585,000	\$646,592	107%	\$2,055,000
2023	Essex	4	2	5	0	2	96	\$1,520,000	\$1,520,000	\$1,570,000	99%	\$3,040,000
2022	Essex	1	0	6	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Georgetown	8	5	9	0	9	21	\$794,400	\$865,000	\$777,978	102%	\$7,149,600
2023	Georgetown	2	1	7	0	1	13	\$725,000	\$725,000	\$625,000	116%	\$725,000
2022	Georgetown	10	5	11	1	9	18	\$710,544	\$650,000	\$642,411	110%	\$6,394,900
2024	Gloucester	21	8	14	0	13	17	\$904,846	\$653,000	\$868,165	104%	\$11,763,000
2023	Gloucester	22	13	15	0	17	17	\$894,582	\$640,000	\$844,618	104%	\$15,207,900
2022	Gloucester	18	9	22	0	16	23	\$899,969	\$720,000	\$846,462	107%	\$14,399,500
2024	Hamilton	15	5	11	0	13	21	\$1,037,154	\$950,000	\$1,021,538	101%	\$13,483,000
2023	Hamilton	9	1	5	0	8	41	\$1,113,313	\$837,500	\$1,081,363	106%	\$8,906,500
2022	Hamilton	9	4	8	1	14	21	\$1,061,679	\$1,005,000	\$988,136	110%	\$14,863,500
2024	Ipswich	15	5	10	3	10	21	\$952,350	\$917,500	\$877,580	109%	\$9,523,500
2023	Ipswich	12	7	7	1	8	73	\$860,625	\$817,500	\$867,850	100%	\$6,885,000
2022	Ipswich	17	6	15	0	19	32	\$1,029,510	\$881,080	\$984,584	106%	\$19,560,697
2024	Lynn	31	21	48	2	25	22	\$564,360	\$580,000	\$542,316	104%	\$14,109,000
2023	Lynn	18	8	29	3	31	21	\$565,500	\$570,000	\$527,716	108%	\$17,530,500
2022	Lynn	21	10	52	2	58	17	\$522,672	\$525,000	\$485,941	108%	\$30,315,000
2024	Lynnfield	15	7	15	0	17	52	\$1,294,882	\$1,250,000	\$1,306,258	100%	\$22,013,000
2023	Lynnfield	16	9	14	0	7	24	\$1,059,857	\$890,000	\$994,057	106%	\$7,419,000
2022	Lynnfield	9	7	15	1	11	16	\$1,219,545	\$1,195,000	\$1,153,136	107%	\$13,415,000
2024	Manchester	16	6	10	0	2	7	\$2,512,500	\$2,512,500	\$2,472,500	101%	\$5,025,000
2023	Manchester	9	1	2	3	5	145	\$2,109,000	\$1,645,000	\$2,108,780	103%	\$1,054,500
2022	Manchester	15	4	3	0	8	47	\$1,791,625	\$966,000	\$1,961,488	103%	\$14,333,000



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2024	Marblehead	30	13	16	0	21	21	\$1,460,767	\$1,341,000	\$1,386,229	106%	\$30,676,100
2023	Marblehead	16	9	23	0	15	32	\$1,040,007	\$885,000	\$985,453	105%	\$15,600,100
2022	Marblehead	17	9	28	2	30	21	\$1,221,019	\$1,035,000	\$1,113,527	109%	\$36,630,570
2024	Middleton	10	5	7	0	10	24	\$1,164,100	\$1,160,000	\$1,164,389	101%	\$1,164,100
2023	Middleton	6	1	4	1	6	20	\$1,381,458	\$1,171,875	\$1,384,500	100%	\$8,288,750
2022	Middleton	11	4	7	0	6	23	\$1,339,407	\$1,192,500	\$1,248,467	112%	\$8,036,444
2024	Nahant	16	4	5	1	4	23	\$1,263,125	\$1,246,250	\$1,263,750	101%	\$5,052,500
2023	Nahant	9	3	2	0	5	24	\$1,018,800	\$955,000	\$1,034,155	99%	\$5,094,000
2022	Nahant	11	4	3	0	3	61	\$846,000	\$846,000	\$847,333	100%	\$2,538,000
2024	Newbury	21	13	7	1	9	20	\$1,082,067	\$1,025,100	\$1,069,767	102%	\$9,738,600
2023	Newbury	12	4	4	1	6	14	\$1,047,542	\$1,125,000	\$1,006,650	107%	\$6,285,250
2022	Newbury	10	5	7	0	6	17	\$1,015,150	\$911,500	\$919,800	111%	\$6,090,900
2024	Newburyport	24	12	12	2	17	32	\$1,372,342	\$1,120,000	\$1,366,465	102%	\$23,329,817
2023	Newburyport	21	11	22	0	11	32	\$1,025,000	\$890,000	\$1,017,136	101%	\$11,275,000
2022	Newburyport	25	14	19	0	19	15	\$1,236,474	\$1,100,000	\$1,187,647	105%	\$23,493,000
2024	North Reading	14	6	10	1	7	20	\$992,714	\$1,075,000	\$969,128	103%	\$6,949,000
2023	North Reading	5	4	20	0	18	35	\$944,056	\$755,000	\$916,900	104%	\$16,993,000
2022	North Reading	11	7	20	1	28	14	\$870,538	\$758,500	\$819,807	107%	\$24,375,075
2024	Peabody	24	17	30	0	30	18	\$761,101	\$723,500	\$725,626	105%	\$22,833,017
2023	Peabody	9	9	29	0	28	21	\$649,432	\$640,000	\$610,111	107%	\$18,184,100
2022	Peabody	21	15	34	1	30	17	\$626,327	\$618,400	\$577,443	109%	\$18,789,805
2024	Reading	14	5	25	0	23	16	\$1,128,923	\$950,000	\$1,081,330	105%	\$25,965,226
2023	Reading	9	2	14	0	18	34	\$969,106	\$817,500	\$942,106	104%	\$17,443,900
2022	Reading	18	7	30	2	30	19	\$986,817	\$868,056	\$917,128	108%	\$29,604,511
2024	Revere	14	10	8	1	16	29	\$608,375	\$592,500	\$580,713	105%	\$9,734,000
2023	Revere	6	4	19	1	10	19	\$524,900	\$542,500	\$504,759	104%	\$5,249,000
2022	Revere	15	8	20	3	8	21	\$613,375	\$601,000	\$606,338	101%	\$4,907,000
2024	Rockport	5	2	7	0	3	13	\$1,265,667	\$1,495,000	\$1,216,333	104%	\$3,797,000
2023	Rockport	12	6	7	2	12	21	\$833,638	\$775,000	\$820,000	101%	\$10,003,653
2022	Rockport	12	6	8	0	4	14	\$969,775	\$826,050	\$903,475	107%	\$3,879,100



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2024	Rowley	8	7	3	0	4	18	\$1,051,500	\$1,028,500	\$1,013,000	104%	\$4,206,000
2023	Rowley	4	1	5	0	5	18	\$822,000	\$750,000	\$797,980	101%	\$4,110,000
2022	Rowley	5	3	5	0	7	67	\$884,307	\$965,900	\$816,700	109%	\$6,190,150
2024	Salem	16	10	23	0	12	16	\$693,500	\$672,500	\$640,108	108%	\$8,322,000
2023	Salem	3	3	11	0	22	32	\$666,523	\$625,000	\$651,191	104%	\$14,663,500
2022	Salem	11	9	27	1	27	15	\$620,556	\$645,000	\$567,578	109%	\$16,755,000
2024	Saugus	26	15	23	1	23	18	\$722,909	\$699,900	\$694,569	105%	\$16,626,900
2023	Saugus	10	5	23	2	16	12	\$610,969	\$607,500	\$576,525	106%	\$9,775,500
2022	Saugus	16	10	32	2	18	13	\$689,550	\$670,000	\$649,706	107%	\$12,411,900
2024	Swampscott	15	11	12	0	12	19	\$787,198	\$702,500	\$766,375	104%	\$9,446,375
2023	Swampscott	11	4	7	0	9	50	\$1,703,878	\$1,175,000	\$1,721,878	100%	\$15,334,900
2022	Swampscott	14	5	15	0	16	21	\$1,034,188	\$840,000	\$899,394	113%	\$16,547,000
2024	Topsfield	10	3	6	0	3	15	\$873,667	\$802,000	\$858,000	102%	\$2,621,000
2023	Topsfield	9	5	4	0	11	15	\$899,649	\$930,134	\$838,536	108%	\$9,896,134
2022	Topsfield	8	5	5	1	6	24	\$1,127,333	\$1,021,000	\$1,060,983	108%	\$6,764,000
2024	Wakefield	9	5	18	0	24	13	\$883,891	\$844,500	\$785,804	113%	\$21,213,390
2023	Wakefield	8	6	22	2	21	24	\$830,281	\$750,000	\$762,781	110%	\$17,435,900
2022	Wakefield	15	8	25	1	24	15	\$827,438	\$830,000	\$772,479	108%	\$19,858,500
2024	Wenham	7	6	2	1	6	18	\$1,393,333	\$1,232,500	\$1,349,667	105%	\$8,360,000
2023	Wenham	3	2	7	0	6	14	\$1,166,667	\$1,210,000	\$1,054,333	110%	\$7,000,000
2022	Wenham	7	7	4	1	8	70	\$1,347,950	\$1,397,500	\$1,265,988	108%	\$10,783,602
<b>June 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>
<b>2024 Totals</b>		445	235	379	15	360	21	\$957,643	\$817,500	\$922,289	105%	\$344,751,363
<b>2023 Totals</b>		283	141	360	17	345	29	\$880,994	\$750,000	\$847,124	105%	\$303,942,987
<b>2022 Totals</b>		388	208	479	22	473	20	\$878,776	\$725,000	\$821,503	108%	\$415,661,222