



Single Family Snapshot Comparison March 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	7	3	16	2	17	58	\$956,041	\$725,000	\$956,041	101%	\$15,667,500
2023	Beverly	11	5	9	1	13	72	\$2,314,004	\$830,000	\$2,644,438	98%	\$30,082,050
2022	Beverly	14	13	19	1	9	16	\$560,000	\$525,000	\$527,200	106%	\$5,040,000
2024	Boxford	4	3	8	0	2	38	\$657,205	\$657,205	\$659,450	100%	\$1,314,409
2023	Boxford	7	3	10	0	4	32	\$1,111,250	\$1,137,500	\$1,115,975	100%	\$4,445,000
2022	Boxford	4	3	10	1	5	40	\$1,189,600	\$1,175,000	\$1,136,780	106%	\$5,948,000
2024	Danvers	2	1	7	0	7	26	\$635,531	\$654,818	\$637,671	100%	\$4,448,718
2023	Danvers	11	4	5	1	10	53	\$710,600	\$690,000	\$721,949	99%	\$7,106,000
2022	Danvers	3	2	25	0	15	28	\$601,767	\$581,000	\$559,507	107%	\$9,026,500
2024	Essex	3	1	1	1	1	18	\$700,000	\$700,000	\$689,000	102%	\$700,000
2023	Essex	3	0	2	0	1	31	\$775,000	\$775,000	\$825,000	94%	\$775,000
2022	Essex	0	0	3	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Georgetown	2	2	4	0	7	45	\$708,429	\$652,000	\$738,000	97%	\$4,959,000
2023	Georgetown	4	3	6	0	2	34	\$627,500	\$627,500	\$644,495	98%	\$1,255,000
2022	Georgetown	5	3	7	0	6	27	\$615,817	\$584,950	\$588,150	105%	\$3,694,900
2024	Gloucester	17	6	11	0	3	75	\$1,078,333	\$550,000	\$1,501,633	88%	\$3,235,000
2023	Gloucester	8	1	7	1	11	56	\$998,273	\$710,000	\$958,263	104%	\$10,981,000
2022	Gloucester	8	2	13	2	7	30	\$825,571	\$589,000	\$813,136	104%	\$5,779,000
2024	Hamilton	8	4	6	1	3	253	\$2,416,667	\$2,400,000	\$2,698,000	90%	\$7,250,000
2023	Hamilton	10	4	3	0	4	51	\$638,975	\$657,950	\$649,975	99%	\$2,555,900
2022	Hamilton	6	5	9	0	1	22	\$845,000	\$845,000	\$725,000	117%	\$845,000
2024	Ipswich	8	2	4	1	3	23	\$1,152,667	\$1,192,000	\$1,114,833	103%	\$3,458,000
2023	Ipswich	7	4	6	1	12	86	\$946,250	\$723,325	\$941,775	99%	\$11,354,994
2022	Ipswich	9	6	13	0	5	53	\$824,400	\$580,000	\$782,960	106%	\$4,122,000
2024	Lynn	15	9	30	2	13	22	\$552,308	\$560,000	\$519,662	107%	\$7,180,000
2023	Lynn	17	8	23	3	22	39	\$547,632	\$533,000	\$548,868	100%	\$12,047,900
2022	Lynn	17	13	40	1	27	24	\$552,389	\$536,000	\$518,792	107%	\$14,914,500
2024	Lynnfield	10	4	4	1	2	50	\$1,027,500	\$1,027,500	\$968,500	106%	\$2,055,000
2023	Lynnfield	11	8	11	0	4	14	\$1,075,125	\$907,750	\$1,081,175	102%	\$4,300,500
2022	Lynnfield	4	2	10	0	7	40	\$1,133,286	\$1,005,000	\$1,115,400	103%	\$7,933,000
2024	Manchester	7	4	4	2	3	38	\$815,000	\$800,000	\$811,667	101%	\$2,445,000
2023	Manchester	8	4	2	0	3	21	\$685,333	\$555,000	\$764,633	94%	\$2,056,000
2022	Manchester	2	0	10	0	6	15	\$2,167,833	\$2,171,000	\$2,060,333	106%	\$13,007,000

MLS PIN Total Sold Market Statistics 3/1/24-3/31/24, 3/1/23-3/31/23, 3/1/22-3/31/22.

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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	Marblehead	10	6	10	0	9	71	\$1,898,944	\$1,250,000	\$1,950,889	108%	\$17,090,500
2023	Marblehead	16	6	14	0	10	36	\$966,475	\$962,375	\$944,383	105%	\$9,664,750
2022	Marblehead	5	4	13	0	7	28	\$1,123,000	\$820,000	\$1,089,829	104%	\$7,861,000
2024	Middleton	5	4	5	1	3	188	\$1,700,000	\$1,750,000	\$1,732,967	98%	\$5,100,000
2023	Middleton	8	5	4	2	4	61	\$866,875	\$845,000	\$877,475	99%	\$3,467,500
2022	Middleton	10	5	6	0	3	16	\$710,370	\$676,111	\$688,633	103%	\$2,131,111
2024	Nahant	6	6	3	0	3	46	\$952,667	\$915,000	\$938,000	100%	\$2,858,000
2023	Nahant	5	3	4	0	5	60	\$1,081,630	\$925,000	\$1,189,400	95%	\$5,408,151
2022	Nahant	4	4	3	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Newbury	4	0	6	0	4	48	\$773,500	\$780,000	\$743,500	104%	\$3,094,000
2023	Newbury	3	1	2	1	7	33	\$960,964	\$825,000	\$944,129	103%	\$6,726,750
2022	Newbury	7	5	8	1	3	11	\$939,233	\$710,000	\$828,000	111%	\$2,817,700
2024	Newburyport	13	6	14	1	7	22	\$1,074,857	\$1,050,000	\$1,034,686	105%	\$7,524,000
2023	Newburyport	9	4	12	2	6	21	\$1,312,000	\$845,000	\$1,319,967	104%	\$7,872,000
2022	Newburyport	9	4	19	0	4	25	\$916,500	\$872,500	\$849,975	108%	\$3,666,000
2024	North Reading	9	4	5	0	5	69	\$1,010,600	\$795,000	\$1,012,580	103%	\$5,053,000
2023	North Reading	10	5	8	0	7	27	\$870,686	\$965,000	\$874,943	98%	\$6,094,800
2022	North Reading	4	4	13	0	7	18	\$1,111,857	\$950,000	\$1,061,114	106%	\$7,783,000
2024	Peabody	6	5	23	0	10	19	\$620,150	\$659,500	\$601,840	103%	\$6,201,500
2023	Peabody	10	5	17	1	14	30	\$575,183	\$580,500	\$554,978	104%	\$8,052,555
2022	Peabody	12	11	16	2	19	15	\$625,342	\$597,500	\$579,110	108%	\$11,881,500
2024	Reading	10	5	18	1	11	35	\$916,264	\$855,000	\$906,955	101%	\$10,078,900
2023	Reading	16	9	18	0	11	50	\$1,143,909	\$794,000	\$1,152,418	100%	\$12,583,000
2022	Reading	9	9	36	0	9	26	\$1,041,222	\$755,000	\$964,067	107%	\$9,371,000
2024	Revere	7	7	14	1	13	27	\$556,906	\$555,000	\$538,275	104%	\$7,239,777
2023	Revere	3	2	13	1	11	41	\$604,705	\$580,000	\$594,691	102%	\$6,651,750
2022	Revere	3	3	22	4	11	27	\$566,273	\$545,000	\$538,499	105%	\$6,229,000
2024	Rockport	4	2	5	0	4	35	\$1,074,000	\$742,500	\$1,017,500	104%	\$4,296,000
2023	Rockport	10	8	2	1	0	0	\$0	\$0	\$0	0%	\$0
2022	Rockport	4	2	6	1	2	11	\$1,665,000	\$1,665,000	\$1,436,500	116%	\$3,330,000
2024	Rowley	3	1	3	0	4	38	\$996,225	\$982,450	\$970,725	103%	\$3,984,900
2023	Rowley	6	2	1	0	6	28	\$846,833	\$823,000	\$827,567	103%	\$5,081,000
2022	Rowley	2	1	11	1	7	84	\$812,711	\$900,000	\$778,246	105%	\$5,688,974

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2024	Salem	3	1	13	2	9	15	\$704,361	\$655,000	\$674,611	105%	\$6,339,250
2023	Salem	11	5	12	0	7	51	\$561,714	\$550,000	\$547,400	103%	\$3,932,000
2022	Salem	8	7	22	0	11	16	\$663,909	\$668,000	\$622,864	106%	\$7,303,000
2024	Saugus	4	3	14	5	14	26	\$775,786	\$705,000	\$752,607	104%	\$10,861,000
2023	Saugus	11	5	15	2	13	27	\$609,308	\$570,000	\$605,484	101%	\$7,921,000
2022	Saugus	10	9	18	2	13	16	\$647,462	\$631,000	\$595,854	109%	\$8,417,000
2024	Swampscott	9	4	10	1	1	8	\$820,000	\$820,000	\$739,000	111%	\$820,000
2023	Swampscott	10	3	11	2	8	81	\$1,222,250	\$973,000	\$1,226,350	99%	\$9,778,000
2022	Swampscott	16	11	8	3	4	4	\$744,250	\$791,000	\$684,225	107%	\$2,977,000
2024	Topsfield	8	4	4	0	2	52	\$916,250	\$916,250	\$920,000	100%	\$1,832,500
2023	Topsfield	4	4	4	0	3	54	\$813,333	\$880,000	\$817,333	101%	\$2,440,000
2022	Topsfield	1	1	6	0	2	40	\$363,250	\$363,250	\$374,500	96%	\$726,500
2024	Wakefield	4	4	16	0	2	40	\$915,000	\$915,000	\$869,900	106%	\$1,830,000
2023	Wakefield	14	5	13	1	10	47	\$912,480	\$814,250	\$918,060	101%	\$9,124,800
2022	Wakefield	10	9	26	1	7	14	\$638,048	\$661,000	\$580,129	110%	\$4,466,333
2024	Wenham	6	2	6	0	3	73	\$1,199,333	\$998,000	\$1,140,667	107%	\$3,598,000
2023	Wenham	6	4	4	0	2	14	\$757,500	\$757,500	\$712,450	107%	\$1,515,000
2022	Wenham	7	4	5	0	2	211	\$1,365,000	\$917,500	\$1,385,750	101%	\$5,460,000
March 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	103	264	22	165	44	\$912,206	\$730,000	\$915,794	103%	\$150,513,954
2023 Totals		249	151	238	20	205	45	\$918,256	\$699,900	\$937,321	101%	\$188,242,500
2022 Totals		194	142	397	20	201	29	\$798,105	\$655,000	\$753,616	107%	\$160,419,018

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