



Single Family Market Snapshot Comparison May 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	18	10	23	0	21	15	\$756,334	\$740,000	\$718,438	106%	\$15,883,022
2023	Beverly	20	14	12	2	21	19	\$811,857	\$729,000	\$788,124	105%	\$17,049,000
2022	Beverly	21	17	37	1	32	14	\$838,156	\$700,000	\$770,062	111%	\$26,821,000
2024	Boxford	15	7	10	0	8	16	\$1,158,000	\$970,000	\$1,118,975	107%	\$9,264,000
2023	Boxford	12	8	9	1	12	22	\$1,155,417	\$1,162,500	\$1,123,000	103%	\$13,865,000
2022	Boxford	3	3	12	0	14	13	\$1,098,929	\$930,000	\$1,018,750	109%	\$15,385,000
2024	Danvers	13	7	14	0	12	19	\$739,958	\$681,000	\$696,675	106%	\$8,879,500
2023	Danvers	9	7	21	0	10	47	\$747,550	\$717,500	\$752,439	100%	\$7,475,500
2022	Danvers	16	10	18	0	19	18	\$702,337	\$680,000	\$661,174	107%	\$13,344,400
2024	Essex	5	1	5	0	1	3	\$800,000	\$800,000	\$719,000	111%	\$800,000
2023	Essex	4	3	3	0	1	17	\$1,223,000	\$1,223,000	\$1,100,000	111%	\$1,223,000
2022	Essex	5	3	0	0	1	133	\$400,000	\$400,000	\$400,000	100%	\$400,000
2024	Georgetown	3	3	9	0	9	18	\$841,556	\$905,000	\$810,111	104%	\$7,574,000
2023	Georgetown	5	3	5	1	7	13	\$636,857	\$605,000	\$621,114	103%	\$4,458,000
2022	Georgetown	6	5	4	0	5	39	\$647,500	\$625,000	\$608,780	104%	\$3,237,500
2024	Gloucester	22	6	14	1	12	30	\$1,108,563	\$654,950	\$1,116,700	103%	\$13,302,760
2023	Gloucester	13	6	17	2	10	22	\$854,700	\$715,000	\$799,980	106%	\$8,547,000
2022	Gloucester	17	11	24	0	15	27	\$817,420	\$675,000	\$789,107	106%	\$12,261,300
2024	Hamilton	14	5	10	0	6	16	\$822,333	\$885,000	\$816,000	100%	\$4,934,000
2023	Hamilton	9	3	11	0	7	32	\$744,500	\$680,000	\$713,986	106%	\$5,211,500
2022	Hamilton	7	3	13	0	9	19	\$765,914	\$850,000	\$678,400	113%	\$6,893,222
2024	Ipswich	19	12	10	0	8	18	\$842,063	\$793,250	\$823,875	102%	\$6,736,500
2023	Ipswich	10	4	11	0	7	14	\$1,174,561	\$1,176,925	\$1,128,986	104%	\$8,221,925
2022	Ipswich	15	5	16	1	9	32	\$852,782	\$665,000	\$836,511	103%	\$7,675,042
2024	Lynn	30	25	31	3	41	23	\$588,378	\$595,000	\$563,634	105%	\$24,123,500
2023	Lynn	18	10	32	2	24	25	\$567,250	\$545,000	\$549,613	104%	\$13,614,000
2022	Lynn	31	17	49	2	42	18	\$523,081	\$520,000	\$483,423	108%	\$21,969,400
2024	Lynnfield	16	9	13	1	4	13	\$936,250	\$1,007,500	\$883,475	106%	\$3,745,000
2023	Lynnfield	14	8	8	0	7	42	\$1,195,714	\$1,001,000	\$1,128,386	106%	\$8,370,000
2022	Lynnfield	10	5	18	1	10	14	\$1,224,300	\$1,302,500	\$1,122,369	110%	\$12,243,000
2024	Manchester	14	7	3	0	4	16	\$1,807,250	\$1,617,000	\$1,770,500	103%	\$7,229,000
2023	Manchester	10	5	6	0	5	29	\$1,908,430	\$1,649,150	\$1,937,000	99%	\$9,542,150
2022	Manchester	12	7	7	0	7	19	\$1,020,143	\$1,100,000	\$913,414	114%	\$7,141,000



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2024	Marblehead	23	13	21	2	19	26	\$1,406,895	\$965,000	\$1,259,453	109%	\$26,731,000
2023	Marblehead	17	10	17	2	15	26	\$1,047,300	\$1,000,000	\$1,031,460	103%	\$15,709,500
2022	Marblehead	14	12	30	1	13	26	\$1,345,423	\$790,000	\$1,234,061	106%	\$17,490,500
2024	Middleton	10	7	7	0	4	8	\$1,418,375	\$1,287,250	\$1,390,725	103%	\$5,673,500
2023	Middleton	10	5	8	0	1	8	\$1,190,000	\$1,190,000	\$1,150,000	103%	\$1,190,000
2022	Middleton	6	2	7	0	6	16	\$1,201,167	\$926,000	\$1,136,317	110%	\$7,207,000
2024	Nahant	17	9	2	1	1	59	\$1,550,000	\$1,550,000	\$1,575,000	98%	\$1,550,000
2023	Nahant	8	4	7	0	1	12	\$840,000	\$840,000	\$849,900	99%	\$840,000
2022	Nahant	7	6	3	0	4	14	\$1,252,500	\$1,175,000	\$1,166,750	107%	\$5,010,000
2024	Newbury	18	11	10	1	7	32	\$1,431,500	\$1,299,000	\$1,425,429	101%	\$10,020,500
2023	Newbury	11	5	10	0	4	26	\$877,135	\$782,500	\$830,750	105%	\$3,508,539
2022	Newbury	7	4	15	0	7	29	\$857,857	\$950,000	\$827,657	104%	\$6,005,000
2024	Newburyport	21	14	17	0	14	22	\$1,293,696	\$1,297,875	\$1,295,129	100%	\$18,111,750
2023	Newburyport	21	16	11	0	11	17	\$1,032,091	\$925,000	\$949,318	114%	\$11,353,000
2022	Newburyport	14	7	21	1	11	29	\$1,126,727	\$1,115,000	\$1,098,064	104%	\$12,394,000
2024	North Reading	13	4	12	2	8	14	\$1,067,238	\$988,000	\$1,015,213	106%	\$8,537,900
2023	North Reading	6	6	19	1	9	16	\$1,074,000	\$825,000	\$1,033,322	106%	\$9,666,000
2022	North Reading	5	3	29	0	8	9	\$945,794	\$922,500	\$869,200	110%	\$7,566,350
2024	Peabody	14	11	24	1	25	16	\$665,610	\$665,000	\$632,528	106%	\$16,640,250
2023	Peabody	7	7	34	0	18	19	\$619,500	\$612,500	\$597,164	104%	\$11,151,000
2022	Peabody	15	11	29	0	15	13	\$794,667	\$770,000	\$710,947	111%	\$11,920,000
2024	Reading	21	17	18	0	16	19	\$939,188	\$792,500	\$888,718	105%	\$15,027,000
2023	Reading	13	5	19	1	21	29	\$1,099,281	\$999,000	\$1,050,210	107%	\$23,084,900
2022	Reading	20	10	29	0	22	15	\$923,116	\$820,000	\$851,541	109%	\$20,308,553
2024	Revere	8	3	18	2	20	29	\$627,381	\$645,000	\$645,420	98%	\$12,547,625
2023	Revere	6	5	11	2	13	46	\$570,369	\$575,000	\$563,501	102%	\$7,414,800
2022	Revere	15	10	13	0	18	15	\$640,804	\$615,000	\$598,580	107%	\$11,534,474
2024	Rockport	11	6	7	0	4	12	\$965,250	\$975,000	\$976,500	99%	\$3,861,000
2023	Rockport	14	5	10	0	2	122	\$934,500	\$934,500	\$942,000	102%	\$1,869,000
2022	Rockport	8	4	7	0	3	11	\$1,416,667	\$1,250,000	\$1,064,667	125%	\$4,250,000
2024	Rowley	1	0	3	0	5	16	\$656,000	\$685,000	\$642,940	102%	\$3,280,000
2023	Rowley	6	3	7	0	3	27	\$827,667	\$855,000	\$799,333	104%	\$2,483,000
2022	Rowley	4	2	7	0	6	17	\$745,500	\$714,000	\$693,950	107%	\$4,473,000
2024	Salem	13	15	13	1	15	17	\$763,300	\$710,000	\$749,793	100%	\$11,449,500
2023	Salem	7	6	14	0	13	44	\$622,692	\$580,000	\$579,908	108%	\$8,095,000
2022	Salem	10	7	16	0	16	20	\$687,094	\$635,500	\$636,569	109%	\$10,993,500

MLSPIN Total Sold Market Statistics 5/1/24-5/31/24, 5/1/23-5/31/23, 5/1/22-5/31/22.

Data includes all single family sales in the towns listed. Data maintained by MLSPIN may not reflect all real estate activity in the market.



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2024	Saugus	19	13	22	0	17	19	\$725,865	\$730,000	\$705,723	104%	\$12,339,700
2023	Saugus	19	13	16	1	13	20	\$612,669	\$630,000	\$588,192	105%	\$7,964,700
2022	Saugus	25	19	24	0	19	20	\$629,605	\$595,000	\$589,320	107%	\$11,962,500
2024	Swampscott	11	8	11	0	12	29	\$963,208	\$893,000	\$942,550	103%	\$11,558,500
2023	Swampscott	9	2	9	0	7	19	\$827,286	\$792,000	\$769,700	106%	\$5,791,000
2022	Swampscott	12	5	18	0	11	20	\$909,682	\$896,000	\$841,718	108%	\$10,006,500
2024	Topsfield	12	9	2	1	4	15	\$1,010,503	\$1,003,506	\$939,225	108%	\$4,042,011
2023	Topsfield	5	4	13	0	4	17	\$957,525	\$940,000	\$849,250	113%	\$3,830,100
2022	Topsfield	4	2	5	0	4	21	\$892,500	\$845,000	\$785,975	114%	\$3,570,000
2024	Wakefield	8	7	23	0	15	17	\$880,520	\$851,000	\$822,680	107%	\$13,207,800
2023	Wakefield	11	9	24	1	19	16	\$868,553	\$800,000	\$798,268	110%	\$16,502,500
2022	Wakefield	8	6	24	0	26	16	\$770,962	\$757,500	\$690,681	112%	\$20,045,000
2024	Wenham	4		6	0	6	60	\$1,705,000	\$1,215,000	\$1,645,800	105%	\$10,230,000
2023	Wenham	4	0	4	1	5	20	\$712,400	\$755,000	\$643,760	111%	\$3,562,000
2022	Wenham	2	0	3	0	7	16	\$994,571	\$870,000	\$882,843	112%	\$6,962,000
May 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		399	239	358	16	318	21	\$903,394	\$750,000	\$870,783	104%	\$287,279,318
2023 Totals		299	176	368	17	270	26	\$857,749	\$742,500	\$822,148	105%	\$231,592,114
2022 Totals		315	n/a	n/a	8	366	19	\$836,583	\$718,750	\$772,428	109%	\$306,189,241

MLSPIN Total Sold Market Statistics 5/1/24-5/31/24, 5/1/23-5/31/23, 5/1/22-5/31/22.

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