



## Single Family Market Snapshot Comparison November 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	21	8	15	2	29	27	\$798,448	\$725,000	\$794,421	101%	\$23,155,001
2023	Beverly	16	7	18	1	18	17	\$824,014	\$742,500	\$740,811	110%	\$14,832,250
2022	Beverly	19	8	19	1	21	25	\$688,905	\$650,000	\$684,595	101%	\$14,467,000
2024	Boxford	8	3	7	1	6	15	\$936,833	\$957,500	\$917,817	103%	\$5,621,000
2023	Boxford	7	4	6	1	9	44	\$1,149,944	\$1,294,000	\$1,176,667	98%	\$10,349,500
2022	Boxford	12	4	8	1	9	40	\$967,333	\$899,000	\$978,322	100%	\$8,706,000
2024	Danvers	5	3	8	1	10	16	\$789,570	\$672,000	\$792,360	100%	\$7,895,700
2023	Danvers	9	3	10	1	17	17	\$656,000	\$655,000	\$640,900	103%	\$11,152,000
2022	Danvers	16	7	12	4	22	31	\$759,084	\$650,000	\$744,009	102%	\$16,699,850
2024	Essex	2	1	1	0	2	45	\$1,225,000	\$1,225,000	\$1,209,500	103%	\$2,450,000
2023	Essex	3	2	5	0	5	61	\$1,187,620	\$875,000	\$1,310,780	93%	\$5,938,100
2022	Essex	3	1	2	0	3	28	\$708,333	\$725,000	\$674,333	107%	\$2,125,000
2024	Georgetown	6	2	8	0	11	34	\$723,114	\$670,000	\$736,147	99%	\$7,954,250
2023	Georgetown	3	2	1	0	8	28	\$752,063	\$712,500	\$730,213	105%	\$6,016,500
2022	Georgetown	6	2	5	0	6	37	\$792,467	\$835,450	\$782,617	101%	\$4,754,800
2024	Gloucester	19	5	13	3	8	87	\$966,965	\$790,000	\$1,006,840	101%	\$7,735,718
2023	Gloucester	23	6	7	0	10	59	\$1,399,000	\$795,000	\$1,460,600	97%	\$13,990,000
2022	Gloucester	15	3	8	2	16	42	\$1,035,000	\$742,500	\$1,045,474	100%	\$16,560,000
2024	Hamilton	5	0	2	2	4	53	\$742,500	\$630,000	\$784,974	95%	\$2,970,000
2023	Hamilton	11	1	6	0	8	37	\$915,000	\$865,500	\$918,125	99%	\$7,320,000
2022	Hamilton	11	2	4	1	9	25	\$675,389	\$600,000	\$637,322	105%	\$6,078,500
2024	Ipswich	8	4	9	1	9	25	\$911,889	\$770,000	\$909,322	101%	\$8,207,000
2023	Ipswich	13	4	9	2	8	14	\$851,879	\$833,000	\$851,613	100%	\$6,815,035
2022	Ipswich	14	4	10	4	7	30	\$945,713	\$1,000,000	\$901,257	106%	\$6,619,988
2024	Lynn	20	10	29	5	26	18	\$641,381	\$602,500	\$605,469	106%	\$16,675,899
2023	Lynn	22	13	32	2	36	30	\$549,867	\$537,500	\$534,333	103%	\$19,795,222
2022	Lynn	22	8	39	3	31	17	\$500,080	\$499,000	\$490,255	102%	\$15,502,490
2024	Lynnfield	9	4	13	1	12	19	\$978,992	\$860,000	\$980,675	100%	\$11,747,900
2023	Lynnfield	14	5	4	1	10	36	\$1,030,500	\$1,075,000	\$1,063,370	98%	\$10,305,000
2022	Lynnfield	7	4	11	1	12	18	\$804,325	\$875,000	\$754,524	106%	\$9,651,900
2024	Manchester	16	2	2	0	2	67	\$7,225,000	\$7,225,000	\$8,162,500	94%	\$14,450,000
2023	Manchester	12	6	1	0	4	192	\$3,862,500	\$1,975,000	\$4,521,225	101%	\$15,450,000
2022	Manchester	11	0	2	0	3	29	\$1,325,000	\$1,410,000	\$1,257,967	105%	\$3,975,000

MLS PIN Total Sold Market Statistics 11/1/24-11/30/24, 11/1/23-11/30/23, 11/1/22-11/30/22.

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



## Single Family Market Snapshot Comparison November 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	Marblehead	22	7	8	2	12	64	\$1,478,625	\$1,095,000	\$1,461,750	101%	\$17,743,500
2023	Marblehead	12	4	9	1	13	29	\$1,168,327	\$925,000	\$1,163,992	100%	\$15,188,250
2022	Marblehead	15	3	11	1	18	47	\$1,037,953	\$826,250	\$998,294	103%	\$18,683,150
2024	Middleton	12	2	3	0	6	43	\$762,000	\$728,500	\$762,433	101%	\$4,572,000
2023	Middleton	8	4	10	0	4	38	\$781,250	\$717,500	\$728,725	107%	\$3,125,000
2022	Middleton	10	6	2	0	0	0	\$0	\$0	\$0	0%	\$0
2024	Nahant	12	4	6	2	4	36	\$1,300,375	\$774,500	\$1,311,000	99%	\$5,201,500
2023	Nahant	7	1	1	0	2	106	\$730,000	\$730,000	\$744,900	98%	\$1,460,000
2022	Nahant	9	1	0	2	2	27	\$947,500	\$947,500	\$944,500	100%	\$1,895,000
2024	Newbury	15	5	3	1	6	34	\$791,667	\$747,500	\$808,500	99%	\$4,750,000
2023	Newbury	9	0	6	0	3	37	\$1,252,667	\$1,250,000	\$1,358,333	98%	\$3,758,000
2022	Newbury	8	2	6	1	6	52	\$1,248,385	\$991,655	\$1,265,500	100%	\$7,490,309
2024	Newburyport	24	5	7	3	11	60	\$1,402,773	\$1,175,000	\$1,437,000	98%	\$15,430,500
2023	Newburyport	12	4	12	3	12	27	\$1,242,417	\$1,147,000	\$1,186,923	107%	\$14,909,000
2022	Newburyport	10	0	8	1	14	36	\$1,149,357	\$876,000	\$1,153,536	101%	\$16,091,000
2024	North Reading	8	0	14	2	8	28	\$798,425	\$699,950	\$779,775	104%	\$6,387,400
2023	North Reading	9	6	13	1	5	34	\$690,280	\$660,000	\$692,740	101%	\$3,451,400
2022	North Reading	7	3	12	1	15	21	\$829,865	\$760,000	\$809,980	102%	\$12,447,975
2024	Peabody	7	4	22	1	24	22	\$675,575	\$660,000	\$655,737	103%	\$16,213,800
2023	Peabody	17	9	17	0	23	19	\$680,148	\$620,000	\$653,408	104%	\$15,643,400
2022	Peabody	14	12	25	0	28	24	\$606,996	\$583,500	\$602,089	101%	\$16,995,900
2024	Reading	12	5	14	0	19	31	\$913,889	\$830,000	\$905,121	101%	\$17,363,900
2023	Reading	13	7	10	0	5	14	\$1,116,000	\$890,000	\$1,086,380	102%	\$5,580,000
2022	Reading	23	7	9	1	18	28	\$930,911	\$885,000	\$915,116	102%	\$16,756,400
2024	Revere	14	3	16	1	11	34	\$694,091	\$735,000	\$674,782	103%	\$7,635,000
2023	Revere	15	5	9	1	13	27	\$600,000	\$590,000	\$591,333	101%	\$7,800,000
2022	Revere	15	8	11	2	10	26	\$544,900	\$610,000	\$545,640	100%	\$5,449,000
2024	Rockport	8	1	3	0	4	25	\$699,750	\$709,500	\$694,475	101%	\$2,799,000
2023	Rockport	9	2	3	2	4	58	\$2,087,250	\$1,254,500	\$2,297,000	94%	\$8,349,000
2022	Rockport	11	0	9	0	7	35	\$849,643	\$913,000	\$880,843	99%	\$5,947,500

MLS PIN Total Sold Market Statistics 11/1/24-11/30/24, 11/1/23-11/30/23, 11/1/22-11/30/22.

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



## Single Family Market Snapshot Comparison November 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	Rowley	6	3	2	0	1	35	\$880,000	\$880,000	\$899,000	98%	\$880,000
2023	Rowley	4	2	6	1	11	45	\$770,727	\$850,000	\$772,254	98%	\$8,478,000
2022	Rowley	6	2	2	1	4	54	\$888,100	\$1,033,700	\$876,225	102%	\$3,552,400
2024	Salem	10	5	16	1	12	34	\$790,000	\$670,000	\$781,308	102%	\$9,480,000
2023	Salem	14	10	8	0	10	10	\$648,550	\$651,000	\$604,570	107%	\$6,485,500
2022	Salem	21	13	9	1	12	22	\$584,875	\$576,000	\$566,633	104%	\$7,018,499
2024	Saugus	14	5	11	3	14	28	\$658,650	\$618,200	\$639,579	102%	\$9,221,100
2023	Saugus	13	4	19	0	18	18	\$593,235	\$562,500	\$571,994	105%	\$10,678,222
2022	Saugus	12	4	18	8	22	32	\$613,705	\$568,000	\$619,786	100%	\$13,501,500
2024	Swampscott	9	2	8	1	5	35	\$995,500	\$915,000	\$1,005,800	99%	\$4,977,500
2023	Swampscott	6	1	10	0	8	14	\$778,063	\$834,500	\$776,253	100%	\$6,224,500
2022	Swampscott	9	2	8	1	10	51	\$999,740	\$761,000	\$1,041,680	100%	\$9,997,400
2024	Topsfield	6	2	3	1	7	43	\$1,407,857	\$1,500,000	\$1,400,142	103%	\$9,855,000
2023	Topsfield	12	4	2	0	6	48	\$820,917	\$837,750	\$781,667	105%	\$4,925,500
2022	Topsfield	6	4	4	0	4	47	\$862,388	\$850,000	\$867,000	100%	\$3,449,550
2024	Wakefield	9	5	15	1	15	29	\$844,767	\$769,000	\$820,073	103%	\$12,671,500
2023	Wakefield	7	4	7	0	20	21	\$706,070	\$693,000	\$669,235	105%	\$14,121,400
2022	Wakefield	14	5	11	2	14	23	\$711,486	\$727,450	\$704,229	101%	\$9,960,800
2024	Wenham	3	0	2	0	5	63	\$727,400	\$815,000	\$746,600	97%	\$3,637,000
2023	Wenham	10	1	0	0	6	30	\$1,138,333	\$1,115,000	\$1,127,317	102%	\$6,830,000
2022	Wenham	3	0	4	0	7	64	\$1,093,857	\$1,095,000	\$1,082,357	103%	\$7,657,000
<b>November 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>
2024 Totals		310	100	260	35	283	33	\$910,534	\$735,000	\$910,542	101%	\$257,681,168
2023 Totals		310	121	241	17	296	31	\$874,901	\$708,000	\$873,220	103%	\$258,970,779
2022 Totals		337	115	270	39	330	32	\$794,042	\$680,000	\$784,940	102%	\$262,033,912

MLS PIN Total Sold Market Statistics 11/1/24-11/30/24, 11/1/23-11/30/23, 11/1/22-11/30/22.

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