



Single Family Market Snapshot Comparison October 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	24	11	29	0	15	24	\$814,427	\$725,000	\$803,300	102%	\$12,216,400
2023	Beverly	15	6	18	0	15	32	\$909,193	\$835,000	\$918,126	102%	\$13,637,900
2022	Beverly	17	5	20	1	24	25	\$959,738	\$542,500	\$929,483	104%	\$23,033,709
2024	Boxford	12	3	14	0	7	34	\$1,091,429	\$920,000	\$1,079,671	103%	\$7,640,000
2023	Boxford	7	3	8	0	6	55	\$972,000	\$885,000	\$958,950	101%	\$5,832,000
2022	Boxford	15	5	7	0	10	49	\$1,305,990	\$934,950	\$1,339,990	99%	\$13,059,900
2024	Danvers	10	4	14	2	14	35	\$806,929	\$797,500	\$801,529	101%	\$11,297,000
2023	Danvers	10	2	21	0	14	19	\$797,993	\$732,500	\$769,171	105%	\$11,171,900
2022	Danvers	19	9	19	1	16	35	\$642,125	\$615,000	\$638,131	101%	\$10,274,000
2024	Essex	2	0	3	2	2	29	\$697,500	\$697,500	\$667,000	106%	\$1,395,000
2023	Essex	2	0	2	0	3	44	\$760,000	\$735,000	\$776,500	98%	\$2,280,000
2022	Essex	4	2	1	0	1	143	\$1,400,000	\$1,400,000	\$1,575,000	89%	\$1,400,000
2024	Georgetown	10	5	12	1	4	32	\$782,475	\$795,000	\$785,975	99%	\$3,129,900
2023	Georgetown	4	1	8	0	5	59	\$867,449	\$805,000	\$828,580	106%	\$4,337,243
2022	Georgetown	9	5	7	0	6	17	\$735,250	\$722,000	\$736,300	99%	\$4,411,500
2024	Gloucester	23	7	11	2	16	81	\$1,485,641	\$1,000,000	\$1,488,750	102%	\$23,770,250
2023	Gloucester	25	6	9	1	11	32	\$1,019,409	\$719,000	\$1,030,445	102%	\$11,213,500
2022	Gloucester	16	7	15	2	11	32	\$921,136	\$530,000	\$939,245	101%	\$10,132,500
2024	Hamilton	11	3	12	0	8	19	\$1,052,375	\$887,500	\$1,023,750	103%	\$8,419,000
2023	Hamilton	14	4	8	1	5	21	\$1,215,600	\$1,319,000	\$1,214,400	101%	\$6,078,000
2022	Hamilton	11	4	9	1	7	32	\$716,071	\$707,500	\$701,971	103%	\$5,012,500
2024	Ipswich	13	7	6	1	9	23	\$1,070,467	\$1,050,000	\$995,556	106%	\$9,634,200
2023	Ipswich	20	9	12	0	8	16	\$948,875	\$1,035,000	\$924,850	102%	\$7,591,000
2022	Ipswich	24	8	4	0	7	30	\$726,571	\$750,000	\$729,414	100%	\$5,086,000
2024	Lynn	28	17	31	2	24	23	\$587,875	\$578,000	\$566,041	104%	\$14,109,000
2023	Lynn	28	14	28	3	36	24	\$577,317	\$552,500	\$552,761	105%	\$20,783,400
2022	Lynn	36	22	41	6	34	32	\$512,103	\$516,750	\$497,267	103%	\$17,411,500
2024	Lynnfield	22	11	15	1	8	30	\$1,108,125	\$975,000	\$1,089,200	101%	\$8,865,000
2023	Lynnfield	11	5	15	0	10	22	\$1,081,350	\$957,500	\$1,090,440	100%	\$10,813,500
2022	Lynnfield	9	5	14	1	6	41	\$1,175,667	\$1,080,000	\$1,208,333	98%	\$7,054,000
2024	Manchester	16	6	4	0	6	28	\$1,610,000	\$1,325,000	\$1,635,667	101%	\$9,660,000
2023	Manchester	6	3	7	1	4	43	\$1,229,750	\$1,159,500	\$1,191,750	103%	\$4,919,000
2022	Manchester	15	4	2	1	4	30	\$921,250	\$820,000	\$899,475	100%	\$3,685,000



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2024	Marblehead	23	10	9	0	13	27	\$1,427,615	\$1,150,000	\$1,363,230	107%	\$18,559,000
2023	Marblehead	15	2	12	3	12	21	\$1,340,917	\$1,205,000	\$1,304,575	103%	\$16,091,000
2022	Marblehead	20	9	18	5	18	29	\$1,538,328	\$1,212,500	\$1,457,317	106%	\$27,689,900
2024	Middleton	14	5	6	1	8	19	\$1,062,813	\$840,000	\$1,055,538	101%	\$8,502,500
2023	Middleton	8	4	4	0	5	47	\$1,044,800	\$930,000	\$1,042,780	101%	\$5,224,000
2022	Middleton	8	2	2	1	4	17	\$828,750	\$847,500	\$849,974	99%	\$3,315,000
2024	Nahant	17	3	4	1	2	112	\$999,500	\$999,500	\$1,047,450	95%	\$1,999,000
2023	Nahant	8	1	1	2	2	75	\$1,725,000	\$1,725,000	\$1,799,500	96%	\$3,450,000
2022	Nahant	12	0	0	1	0	0	\$0	\$0	\$0	0%	\$0
2024	Newbury	12	3	8	3	8	47	\$1,141,625	\$1,011,500	\$1,171,363	97%	\$9,133,000
2023	Newbury	16	5	6	1	7	32	\$938,429	\$860,000	\$910,886	103%	\$6,569,000
2022	Newbury	12	3	6	0	5	21	\$1,220,800	\$925,000	\$1,224,580	102%	\$6,104,000
2024	Newburyport	29	12	13	1	13	49	\$1,117,885	\$1,012,500	\$1,134,569	99%	\$14,532,500
2023	Newburyport	23	8	13	0	6	59	\$1,153,167	\$1,200,000	\$1,094,600	105%	\$6,919,000
2022	Newburyport	20	11	17	1	14	25	\$1,097,750	\$927,500	\$1,044,543	103%	\$15,368,500
2024	North Reading	20	7	11	0	10	68	\$1,135,650	\$787,750	\$1,101,270	104%	\$11,356,500
2023	North Reading	8	3	11	1	8	25	\$938,000	\$760,000	\$912,200	104%	\$7,504,000
2022	North Reading	14	6	15	0	10	22	\$820,505	\$727,250	\$798,850	104%	\$8,205,051
2024	Peabody	22	12	23	0	22	26	\$698,268	\$654,950	\$674,891	105%	\$15,361,900
2023	Peabody	15	7	16	0	18	18	\$651,894	\$650,000	\$621,717	105%	\$11,734,100
2022	Peabody	21	13	20	2	27	21	\$681,037	\$629,000	\$672,693	101%	\$18,388,000
2024	Reading	17	10	20	0	20	23	\$957,875	\$892,500	\$926,245	104%	\$19,157,500
2023	Reading	13	2	5	1	7	30	\$1,029,714	\$852,000	\$1,014,129	102%	\$7,208,000
2022	Reading	19	8	17	1	21	33	\$1,024,119	\$835,000	\$982,442	104%	\$21,506,500
2024	Revere	18	10	12	0	11	9	\$630,545	\$600,000	\$603,127	105%	\$6,936,000
2023	Revere	16	11	12	2	14	22	\$581,607	\$615,000	\$572,542	101%	\$8,142,500
2022	Revere	14	8	15	4	12	37	\$612,450	\$592,250	\$611,050	100%	\$7,349,400
2024	Rockport	10	3	4	1	4	42	\$913,750	\$935,000	\$1,000,500	92%	\$3,655,000
2023	Rockport	10	3	5	0	4	35	\$1,075,750	\$849,500	\$1,117,000	97%	\$4,303,000
2022	Rockport	16	7	5	2	5	34	\$1,573,600	\$1,403,000	\$1,576,800	101%	\$7,868,000
2024	Rowley	6	3	5	0	6	28	\$680,583	\$737,000	\$680,317	101%	\$4,083,500
2023	Rowley	7	3	7	0	0	0	\$0	\$0	\$0	0%	\$0
2022	Rowley	5	2	5	0	7	30	\$870,571	\$850,000	\$879,000	99%	\$6,094,000



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2024	Salem	13	7	10	3	18	30	\$781,358	\$742,500	\$753,839	103%	\$14,064,450
2023	Salem	6	2	7	1	11	22	\$779,273	\$752,500	\$757,527	104%	\$8,572,000
2022	Salem	12	5	11	1	18	36	\$638,000	\$608,750	\$636,000	100%	\$11,484,000
2024	Saugus	18	8	25	2	21	28	\$678,252	\$575,000	\$676,723	101%	\$14,243,300
2023	Saugus	14	8	14	1	20	20	\$745,225	\$743,000	\$728,115	103%	\$14,904,500
2022	Saugus	20	7	28	2	23	23	\$608,543	\$603,000	\$600,626	101%	\$13,996,500
2024	Swampscott	12	6	9	2	17	28	\$1,195,059	\$1,150,000	\$1,179,171	102%	\$20,316,000
2023	Swampscott	12	5	7	1	6	19	\$1,081,167	\$1,037,500	\$1,080,483	100%	\$6,487,000
2022	Swampscott	13	5	14	0	10	62	\$912,050	\$752,500	\$915,480	100%	\$9,120,500
2024	Topsfield	8	1	8	0	6	35	\$753,667	\$802,000	\$749,117	102%	\$4,522,000
2023	Topsfield	8	4	6	0	2	21	\$862,500	\$862,500	\$791,500	109%	\$1,725,000
2022	Topsfield	4	2	1	0	6	45	\$1,065,103	\$827,809	\$1,084,300	99%	\$6,390,617
2024	Wakefield	14	8	22	1	14	24	\$973,929	\$805,500	\$931,757	104%	\$13,635,000
2023	Wakefield	8	3	18	0	18	16	\$753,900	\$758,000	\$726,067	104%	\$13,570,200
2022	Wakefield	19	7	12	3	16	32	\$749,394	\$681,250	\$734,962	101%	\$11,990,300
2024	Wenham	4	1	2	0	6	43	\$1,224,000	\$1,082,500	\$1,276,483	95%	\$7,344,000
2023	Wenham	10	2	5	0	2	20	\$1,240,000	\$1,240,000	\$1,197,500	104%	\$2,480,000
2022	Wenham	8	2	5	0	1	77	\$600,000	\$600,000	\$599,000	100%	\$600,000
October 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		428	183	342	26	312	33	\$953,644	\$785,000	\$938,777	102%	\$297,536,900
2023 Totals		335	125	286	19	259	26	\$863,092	\$760,000	\$845,755	103%	\$223,540,743
2022 Totals		408	158	331	34	337	32	\$846,320	\$660,000	\$833,844	102%	\$285,209,877

MLSPIN Total Sold Market Statistics. 10/1/2024-10/31/2024, 10/1/2023-10/31/2023, 10/1/2022-10/31/2022. Data included all single family sales in the towns listed. Data maintained by MLSPIN may not reflect all real estate activity in the market.