



Single Family Market Snapshot Comparison September 2024, 2023, 2022

Year	Town	Active	New	U/A	Expired	Sold	Avg. DOM	Avg. Sale Price	Median Price	Avg. List Price	Sale \$/List \$ Ratio	Total \$ Volume
2024	Beverly	26	17	19	2	16	29	\$779,625	\$684,500	\$779,088	102%	\$12,474,000
2023	Beverly	19	11	18	2	18	23	\$1,060,192	\$690,500	\$1,031,744	103%	\$19,083,450
2022	Beverly	24	12	21	0	17	23	\$737,000	\$680,000	\$715,841	104%	\$12,529,000
2024	Boxford	16	9	7	0	7	43	\$872,857	\$1,000,000	\$868,271	100%	\$6,110,000
2023	Boxford	7	3	11	0	8	30	\$887,375	\$802,000	\$870,225	103%	\$7,099,000
2022	Boxford	13	4	9	1	13	40	\$1,051,838	\$899,900	\$1,045,892	101%	\$13,673,900
2024	Danvers	12	6	17	0	12	18	\$785,870	\$755,000	\$770,707	103%	\$9,430,443
2023	Danvers	14	11	13	1	12	29	\$732,417	\$677,000	\$698,800	104%	\$8,789,000
2022	Danvers	19	14	19	1	22	34	\$710,182	\$734,500	\$687,641	103%	\$15,624,000
2024	Essex	5	2	2	0	4	71	\$1,142,525	\$1,117,550	\$1,107,000	106%	\$4,570,100
2023	Essex	3	1	3	0	1	47	\$3,150,000	\$3,150,000	\$3,350,000	94%	\$3,150,000
2022	Essex	3	1	1	0	2	17	\$782,000	\$782,000	\$682,000	114%	\$1,564,000
2024	Georgetown	15	11	8	0	5	26	\$700,380	\$719,900	\$660,780	106%	\$3,501,900
2023	Georgetown	6	5	5	0	7	22	\$764,843	\$769,000	\$756,529	102%	\$5,353,900
2022	Georgetown	8	3	11	1	6	24	\$705,667	\$681,250	\$687,357	103%	\$4,234,000
2024	Gloucester	27	12	14	2	7	68	\$1,478,571	\$691,000	\$1,542,571	101%	\$10,350,000
2023	Gloucester	21	10	10	2	12	41	\$949,750	\$702,500	\$970,750	100%	\$11,397,000
2022	Gloucester	19	7	18	2	20	72	\$1,062,375	\$721,750	\$1,100,535	99%	\$21,247,500
2024	Hamilton	14	5	7	1	9	32	\$1,250,000	\$995,000	\$1,247,322	101%	\$11,250,000
2023	Hamilton	13	5	7	0	2	37	\$1,086,000	\$1,086,000	\$1,136,000	96%	\$2,172,000
2022	Hamilton	15	5	9	3	5	22	\$753,200	\$760,000	\$706,580	107%	\$3,766,000
2024	Ipswich	14	8	10	0	10	38	\$944,450	\$975,250	\$946,690	102%	\$9,444,500
2023	Ipswich	14	6	3	1	10	14	\$997,048	\$969,238	\$918,123	108%	\$9,970,475
2022	Ipswich	20	7	7	3	9	24	\$842,433	\$690,000	\$834,844	101%	\$7,581,900
2024	Lynn	25	11	33	0	30	28	\$574,500	\$584,500	\$560,230	103%	\$17,235,000
2023	Lynn	27	21	27	5	29	22	\$562,414	\$540,000	\$530,138	107%	\$16,310,000
2022	Lynn	43	32	36	8	35	19	\$481,729	\$480,000	\$466,465	103%	\$16,860,500
2024	Lynnfield	17	8	5	0	15	39	\$1,074,867	\$1,008,000	\$1,096,567	99%	\$16,123,000
2023	Lynnfield	14	9	8	2	9	37	\$1,184,722	\$1,325,000	\$1,193,722	100%	\$10,662,500
2022	Lynnfield	9	6	6	2	9	22	\$1,089,432	\$1,075,000	\$1,032,510	105%	\$9,804,888
2024	Manchester	12	5	4	2	3	24	\$1,488,333	\$1,400,000	\$1,516,667	99%	\$4,465,000
2023	Manchester	7	2	1	0	2	55	\$1,407,500	\$1,407,500	\$1,377,000	98%	\$2,815,000
2022	Manchester	14	3	4	0	5	33	\$2,214,000	\$1,750,000	\$2,081,400	104%	\$11,070,000

MLSPIN Total Sold Market Statistics 9/1/24-9/30/24, 9/1/23-9/30/23, 9/1/22-9/30/22.

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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	24	8	16	1	12	32	\$1,296,167	\$1,036,000	\$1,254,167	103%	\$15,554,000
2023	Marblehead	22	11	13	2	16	22	\$979,750	\$907,000	\$948,425	103%	\$15,676,000
2022	Marblehead	23	10	17	2	23	24	\$1,285,171	\$930,000	\$1,224,908	102%	\$29,558,925
2024	Middleton	14	7	3	0	6	25	\$886,333	\$795,000	\$883,117	100%	\$5,318,000
2023	Middleton	7	2	4	1	1	28	\$611,000	\$611,000	\$649,000	94%	\$611,000
2022	Middleton	11	3	4	2	7	23	\$879,714	\$870,000	\$839,657	103%	\$6,158,000
2024	Nahant	18	7	3	3	5	76	\$805,800	\$904,000	\$839,400	96%	\$4,029,000
2023	Nahant	10	2	2	1	2	28	\$662,500	\$662,500	\$687,000	96%	\$1,325,000
2022	Nahant	14	6	2	1	6	41	\$839,250	\$835,750	\$843,133	100%	\$5,035,500
2024	Newbury	16	7	7	3	5	50	\$883,000	\$870,000	\$934,380	95%	\$4,415,000
2023	Newbury	18	8	7	0	4	25	\$1,111,250	\$1,027,500	\$1,088,723	103%	\$4,445,000
2022	Newbury	14	6	6	2	5	17	\$1,103,000	\$1,100,000	\$1,054,000	105%	\$5,515,000
2024	Newburyport	26	14	14	2	12	26	\$1,295,417	\$1,212,500	\$1,286,567	102%	\$15,545,000
2023	Newburyport	25	16	7	0	15	43	\$1,132,460	\$949,900	\$1,138,033	103%	\$16,986,900
2022	Newburyport	19	11	9	0	20	34	\$916,025	\$825,000	\$921,210	99%	\$18,320,500
2024	North Reading	22	10	15	1	11	31	\$746,091	\$645,000	\$739,064	101%	\$8,207,000
2023	North Reading	12	7	6	1	10	17	\$989,490	\$927,500	\$980,260	100%	\$9,894,900
2022	North Reading	16	11	13	2	12	23	\$1,034,075	\$994,950	\$1,005,875	103%	\$12,408,899
2024	Peabody	22	12	27	3	19	22	\$703,789	\$678,000	\$687,637	103%	\$13,372,000
2023	Peabody	7	4	22	2	15	20	\$586,200	\$585,000	\$560,173	104%	\$8,793,000
2022	Peabody	17	8	29	1	38	23	\$629,314	\$615,000	\$613,850	103%	\$23,913,923
2024	Reading	20	14	22	0	17	37	\$885,118	\$716,000	\$865,771	102%	\$15,047,000
2023	Reading	16	11	3	0	14	43	\$1,041,536	\$895,000	\$1,026,114	103%	\$14,581,500
2022	Reading	25	16	17	2	17	21	\$873,412	\$828,000	\$848,071	103%	\$14,848,000
2024	Revere	16	12	12	3	15	23	\$677,200	\$702,000	\$669,650	102%	\$10,158,000
2023	Revere	7	4	14	2	13	18	\$669,462	\$600,000	\$672,331	101%	\$8,703,000
2022	Revere	16	12	14	2	15	31	\$583,400	\$560,000	\$568,625	104%	\$8,751,000
2024	Rockport	8	3	3	1	4	34	\$1,823,250	\$1,197,000	\$1,786,500	99%	\$7,293,000
2023	Rockport	11	4	6	0	4	78	\$1,162,500	\$1,102,500	\$1,228,475	95%	\$4,650,000
2022	Rockport	12	3	5	1	5	39	\$919,100	\$897,500	\$965,600	95%	\$4,595,500
2024	Rowley	7	2	2	0	2	22	\$882,500	\$882,500	\$910,000	97%	\$1,765,000
2023	Rowley	7	4	3	1	3	15	\$940,667	\$895,000	\$856,667	110%	\$2,822,000
2022	Rowley	9	3	5	0	7	70	\$824,643	\$850,000	\$816,500	101%	\$5,772,500

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2024	Salem	15	9	17	0	12	22	\$667,492	\$717,500	\$653,617	103%	\$8,009,900
2023	Salem	7	2	12	0	8	17	\$644,175	\$648,750	\$610,438	105%	\$5,153,400
2022	Salem	12	10	20	0	26	23	\$633,596	\$591,000	\$615,496	104%	\$16,473,490
2024	Saugus	17	13	17	2	29	27	\$712,162	\$625,000	\$706,020	102%	\$20,652,694
2023	Saugus	13	9	25	1	26	27	\$632,924	\$595,000	\$621,492	102%	\$16,456,011
2022	Saugus	23	15	25	0	28	24	\$662,399	\$595,000	\$640,864	104%	\$18,547,185
2024	Swampscott	13	4	14	1	10	404	\$1,485,300	\$957,500	\$1,482,190	102%	\$14,853,000
2023	Swampscott	8	3	7	1	5	43	\$1,124,800	\$955,000	\$1,155,780	98%	\$5,624,000
2022	Swampscott	19	5	10	1	12	22	\$862,992	\$807,500	\$792,808	107%	\$10,355,900
2024	Topsfield	12	4	4	1	3	46	\$910,000	\$845,000	\$821,300	111%	\$2,730,000
2023	Topsfield	7	1	2	1	3	39	\$1,103,333	\$1,175,000	\$1,082,667	101%	\$3,310,000
2022	Topsfield	3	1	4	1	10	28	\$784,000	\$777,500	\$787,750	100%	\$7,840,000
2024	Wakefield	12	9	14	2	11	26	\$853,136	\$740,000	\$832,314	103%	\$9,384,500
2023	Wakefield	7	5	19	1	12	32	\$771,908	\$800,500	\$743,250	105%	\$9,262,900
2022	Wakefield	23	8	18	1	22	23	\$726,505	\$687,500	\$709,627	103%	\$15,983,100
2024	Wenham	6	1	4	1	0	0	\$0	\$0	\$0	0%	\$0
2023	Wenham	12	3	2	0	2	24	\$1,080,000	\$1,080,000	\$1,074,000	101%	\$2,160,000
2022	Wenham	9	5	5	0	4	31	\$1,486,250	\$1,297,500	\$1,511,250	100%	\$5,945,000
September Totals		Active	New	U/A	Expired	Sold	Avg. DOM	Avg. Sale Price	Median Price	Avg. List Price	Sale \$/List \$ Ratio	Total \$ Volume
2024 Totals		451	231	320	31	291	44	\$897,894	\$735,000	\$890,581	102%	\$261,287,037
2023 Totals		341	161	256	27	263	28	\$864,095	\$726,000	\$848,261	103%	\$227,256,936
2022 Totals		452	224	342	39	400	29	\$819,945	\$690,000	\$800,377	103%	\$327,978,110

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