

Sales Trends

Property Type: Condo

Prior Period: 9/22/07 - 9/22/08 Current Period: 9/22/08 - 9/22/09											
Town	Number of Properties Sold				Median Sale Price				Days on Market		
	Prior Period	Current Period	Unit Change	% Change	Prior Period	Current Period	Price Change	% Change	Prior Period	Current Period	% Change
Amesbury, Ma	94	69	-25	-26.6%	\$201,000	\$155,000	\$-46,000	-22.9%	155	134	-13.5%
Andover, Ma	83	49	-34	-41.0%	\$185,500	\$212,000	\$26,500	14.3%	82	110	34.1%
Beverly, Ma	152	60	-92	-60.5%	\$225,000	\$210,000	\$-15,000	-6.7%	95	100	5.3%
Boxford, Ma	0	0	0	0%	\$0	\$0	\$0	0%	0	0	0%
Danvers, Ma	68	57	-11	-16.2%	\$260,000	\$247,500	\$-12,500	-4.8%	113	126	11.5%
Essex, Ma	0	1	1	0%	\$0	\$270,000	\$270,000	0%		23	0%
Georgetown, Ma	8	3	-5	-62.5%	\$430,000	\$375,000	\$-55,000	-12.8%	214	336	57.0%
Gloucester, Ma	75	55	-20	-26.7%	\$230,000	\$219,900	\$-10,100	-4.4%	129	173	34.1%
Groveland, Ma	11	5	-6	-54.5%	\$275,000	\$254,000	\$-21,000	-7.6%	197	113	-42.6%
Hamilton, Ma	2	2	0	0.0%	\$630,000	\$539,900	\$-90,100	-14.3%	181	31	-82.9%
Haverhill, Ma	268	211	-57	-21.3%	\$185,000	\$158,500	\$-26,500	-14.3%	179	139	-22.3%
Ipswich, Ma	40	32	-8	-20.0%	\$235,000	\$255,000	\$20,000	8.5%	117	183	56.4%
Lawrence, Ma	54	67	13	24.1%	\$90,000	\$57,000	\$-33,000	-36.7%	141	93	-34.0%
Lynn, Ma	86	107	21	24.4%	\$168,000	\$99,900	\$-68,100	-40.5%	105	121	15.2%
Lynnfield, Ma	17	12	-5	-29.4%	\$639,900	\$356,000	\$-283,900	-44.4%	111	109	-1.8%
Manchester, Ma	9	4	-5	-55.6%	\$550,000	\$448,000	\$-102,000	-18.5%	192	277	44.3%
Marblehead, Ma	46	39	-7	-15.2%	\$299,000	\$280,000	\$-19,000	-6.4%	157	118	-24.8%
Merrimac, Ma	10	14	4	40.0%	\$255,000	\$282,000	\$27,000	10.6%	98	112	14.3%
Methuen, Ma	99	103	4	4.0%	\$195,000	\$168,000	\$-27,000	-13.8%	117	141	20.5%
Middleton, Ma	34	36	2	5.9%	\$293,000	\$324,750	\$31,750	10.8%	172	180	4.7%
Nahant, Ma	8	6	-2	-25.0%	\$195,000	\$180,000	\$-15,000	-7.7%	51	68	33.3%
Newbury, Ma	8	3	-5	-62.5%	\$769,722	\$747,299	\$-22,423	-2.9%	611	396	-35.2%
Newburyport, Ma	131	79	-52	-39.7%	\$321,000	\$300,000	\$-21,000	-6.5%	102	99	-2.9%
North Andover, Ma	101	106	5	5.0%	\$224,000	\$212,000	\$-12,000	-5.4%	204	238	16.7%
Peabody, Ma	74	97	23	31.1%	\$235,000	\$202,000	\$-33,000	-14.0%	131	133	1.5%
Rockport, Ma	36	15	-21	-58.3%	\$310,000	\$220,000	\$-90,000	-29.0%	103	259	151.5%
Rowley, Ma	16	17	1	6.3%	\$140,000	\$332,000	\$192,000	137.1%	114	168	47.4%
Salem, Ma	270	230	-40	-14.8%	\$247,900	\$226,000	\$-21,900	-8.8%	115	100	-13.0%
Salisbury, Ma	44	29	-15	-34.1%	\$360,900	\$291,000	\$-69,900	-19.4%	218	162	-25.7%
Saugus, Ma	45	35	-10	-22.2%	\$275,000	\$242,500	\$-32,500	-11.8%	163	156	-4.3%
Swampscott, Ma	39	42	3	7.7%	\$235,000	\$202,500	\$-32,500	-13.8%	133	82	-38.3%
Topsfield, Ma	4	1	-3	-75.0%	\$375,000	\$330,000	\$-45,000	-12.0%	318	23	-92.8%
Wenham, Ma	10	7	-3	-30.0%	\$799,900	\$599,000	\$-200,900	-25.1%	146	565	287.0%
West Newbury, Ma	8	5	-3	-37.5%	\$532,000	\$537,900	\$5,900	1.1%	99	76	-23.2%
	1950	1598	-352	-18.1%	\$230,000	\$200,000	\$-30,000	-13.0%	149	152	2.0%