

Sales Trends

Property Type: Multi-Family

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	7	12	5	71.4%	\$240,000	\$189,000	\$-51,000	-21.3%	67	111	65.7%
Andover, Ma	5	5	0	0.0%	\$329,000	\$371,000	\$42,000	12.8%	93	30	-67.7%
Beverly, Ma	22	27	5	22.7%	\$300,000	\$272,000	\$-28,000	-9.3%	107	130	21.5%
Boxford, Ma	0	0	0	0%	\$0	\$0	\$0	0%	0	0	0%
Danvers, Ma	11	9	-2	-18.2%	\$405,000	\$296,000	\$-109,000	-26.9%	77	192	149.4%
Essex, Ma	1	1	0	0.0%	\$344,650	\$280,000	\$-64,650	-18.8%	42	37	-11.9%
Georgetown, Ma	1	2	1	100.0%	\$372,000	\$350,000	\$-22,000	-5.9%	223	119	-46.6%
Gloucester, Ma	23	25	2	8.7%	\$320,000	\$215,000	\$-105,000	-32.8%	106	96	-9.4%
Groveland, Ma	0	0	0	0%	\$0	\$0	\$0	0%	0	0	0%
Hamilton, Ma	1	1	0	0.0%	\$375,000	\$300,000	\$-75,000	-20.0%	75	224	198.7%
Haverhill, Ma	90	152	62	68.9%	\$200,000	\$149,900	\$-50,100	-25.1%	109	86	-21.1%
Ipswich, Ma	6	2	-4	-66.7%	\$325,000	\$348,000	\$23,000	7.1%	134	108	-19.4%
Lawrence, Ma	323	509	186	57.6%	\$165,000	\$140,000	\$-25,000	-15.2%	105	93	-11.4%
Lynn, Ma	230	329	99	43.0%	\$200,000	\$165,000	\$-35,000	-17.5%	96	96	0.0%
Lynnfield, Ma	0	0	0	0%	\$0	\$0	\$0	0%	0	0	0%
Manchester, Ma	1	0	-1	-100.0%	\$790,000	\$0	\$-790,000	-100.0%	0	0	0%
Marblehead, Ma	10	7	-3	-30.0%	\$475,000	\$485,000	\$10,000	2.1%	158	121	-23.4%
Merrimac, Ma	2	4	2	100.0%	\$325,000	\$284,000	\$-41,000	-12.6%	186	121	-34.9%
Methuen, Ma	45	55	10	22.2%	\$243,000	\$205,000	\$-38,000	-15.6%	114	82	-28.1%
Middleton, Ma	0	0	0	0%	\$0	\$0	\$0	0%	0	0	0%
Nahant, Ma	1	1	0	0.0%	\$480,000	\$860,000	\$380,000	79.2%	63	208	230.2%
Newbury, Ma	1	1	0	0.0%	\$300,000	\$340,000	\$40,000	13.3%	70	223	218.6%
Newburyport, Ma	7	11	4	57.1%	\$445,000	\$425,000	\$-20,000	-4.5%	47	95	102.1%
North Andover, Ma	10	12	2	20.0%	\$339,900	\$368,000	\$28,100	8.3%	82	130	58.5%
Peabody, Ma	28	28	0	0.0%	\$290,000	\$270,000	\$-20,000	-6.9%	122	102	-16.4%
Rockport, Ma	3	10	7	233.3%	\$370,000	\$412,000	\$42,000	11.4%	88	116	31.8%
Rowley, Ma	1	0	-1	-100.0%	\$350,000	\$0	\$-350,000	-100.0%	0	0	0%
Salem, Ma	56	64	8	14.3%	\$335,000	\$265,000	\$-70,000	-20.9%	105	87	-17.1%
Salisbury, Ma	5	5	0	0.0%	\$395,000	\$295,000	\$-100,000	-25.3%	132	95	-28.0%
Saugus, Ma	12	11	-1	-8.3%	\$305,000	\$290,000	\$-15,000	-4.9%	124	133	7.3%
Swampscott, Ma	7	12	5	71.4%	\$300,000	\$390,000	\$90,000	30.0%	176	164	-6.8%
Topsfield, Ma	3	1	-2	-66.7%	\$375,000	\$525,000	\$150,000	40.0%	216	14	-93.5%
Wenham, Ma	0	1	1	0%	\$0	\$495,000	\$495,000	0%		36	0%
West Newbury, Ma	1	0	-1	-100.0%	\$245,000	\$0	\$-245,000	-100.0%	0	0	0%
	913	1297	384	42.1%	\$210,000	\$167,000	\$-43,000	-20.5%	86	90	4.7%