

Sales Trends

Property Type: Single 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	100	102	2	2.0%	\$310,000	\$295,000	\$-15,000	-4.8%	126	120	-4.8%
Andover, Ma	251	247	-4	-1.6%	\$547,500	\$515,000	\$-32,500	-5.9%	88	86	-2.3%
Beverly, Ma	249	227	-22	-8.8%	\$355,000	\$330,000	\$-25,000	-7.0%	94	94	0.0%
Boxford, Ma	77	60	-17	-22.1%	\$549,900	\$522,450	\$-27,450	-5.0%	140	136	-2.9%
Danvers, Ma	155	141	-14	-9.0%	\$376,800	\$336,000	\$-40,800	-10.8%	109	105	-3.7%
Essex, Ma	22	13	-9	-40.9%	\$405,000	\$390,000	\$-15,000	-3.7%	123	105	-14.6%
Georgetown, Ma	59	79	20	33.9%	\$415,000	\$351,000	\$-64,000	-15.4%	103	109	5.8%
Gloucester, Ma	134	118	-16	-11.9%	\$350,000	\$300,000	\$-50,000	-14.3%	130	117	-10.0%
Groveland, Ma	49	30	-19	-38.8%	\$333,000	\$270,000	\$-63,000	-18.9%	89	97	9.0%
Hamilton, Ma	56	56	0	0.0%	\$482,000	\$405,000	\$-77,000	-16.0%	127	129	1.6%
Haverhill, Ma	340	307	-33	-9.7%	\$280,000	\$250,000	\$-30,000	-10.7%	117	105	-10.3%
Ipswich, Ma	79	68	-11	-13.9%	\$390,000	\$450,000	\$60,000	15.4%	121	134	10.7%
Lawrence, Ma	172	190	18	10.5%	\$170,000	\$150,000	\$-20,000	-11.8%	97	90	-7.2%
Lynn, Ma	376	454	78	20.7%	\$222,900	\$190,000	\$-32,900	-14.8%	103	89	-13.6%
Lynnfield, Ma	96	71	-25	-26.0%	\$525,000	\$440,000	\$-85,000	-16.2%	89	98	10.1%
Manchester, Ma	56	43	-13	-23.2%	\$710,000	\$717,500	\$7,500	1.1%	130	165	26.9%
Marblehead, Ma	161	132	-29	-18.0%	\$490,000	\$460,000	\$-30,000	-6.1%	117	108	-7.7%
Merrimac, Ma	27	38	11	40.7%	\$380,000	\$295,500	\$-84,500	-22.2%	123	152	23.6%
Methuen, Ma	296	299	3	1.0%	\$277,000	\$239,900	\$-37,100	-13.4%	89	99	11.2%
Middleton, Ma	42	39	-3	-7.1%	\$435,000	\$540,000	\$105,000	24.1%	107	113	5.6%
Nahant, Ma	24	24	0	0.0%	\$370,000	\$407,000	\$37,000	10.0%	123	134	8.9%
Newbury, Ma	60	46	-14	-23.3%	\$460,000	\$395,000	\$-65,000	-14.1%	105	168	60.0%
Newburyport, Ma	142	117	-25	-17.6%	\$475,000	\$400,000	\$-75,000	-15.8%	111	118	6.3%
North Andover, Ma	186	190	4	2.2%	\$510,000	\$460,000	\$-50,000	-9.8%	111	98	-11.7%
Peabody, Ma	251	272	21	8.4%	\$335,000	\$296,000	\$-39,000	-11.6%	88	79	-10.2%
Rockport, Ma	57	45	-12	-21.1%	\$460,000	\$383,000	\$-77,000	-16.7%	93	102	9.7%
Rowley, Ma	56	26	-30	-53.6%	\$450,000	\$425,000	\$-25,000	-5.6%	98	102	4.1%
Salem, Ma	149	178	29	19.5%	\$312,000	\$280,000	\$-32,000	-10.3%	103	101	-1.9%
Salisbury, Ma	45	53	8	17.8%	\$305,000	\$270,000	\$-35,000	-11.5%	116	93	-19.8%
Saugus, Ma	182	165	-17	-9.3%	\$306,000	\$270,000	\$-36,000	-11.8%	87	102	17.2%
Swampscott, Ma	96	84	-12	-12.5%	\$418,500	\$395,000	\$-23,500	-5.6%	107	117	9.3%
Topsfield, Ma	45	42	-3	-6.7%	\$507,800	\$440,000	\$-67,800	-13.4%	156	153	-1.9%
Wenham, Ma	30	15	-15	-50.0%	\$485,500	\$403,000	\$-82,500	-17.0%	98	183	86.7%
West Newbury, Ma	45	40	-5	-11.1%	\$570,000	\$480,000	\$-90,000	-15.8%	137	106	-22.6%
	4165	4011	-154	-3.7%	\$352,000	\$304,000	\$-48,000	-13.6%	111	115	3.6%