

# Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex

### Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	2	+ 100.0%	38	32	- 15.8%
Closed Sales	0	1	--	40	29	- 27.5%
Median Sales Price*	\$0	\$599,000	--	\$551,000	\$599,000	+ 8.7%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.8	4.9	+ 172.2%	--	--	--
Cumulative Days on Market Until Sale	0	71	--	83	89	+ 7.2%
Percent of Original List Price Received*	0.0%	100.0%	--	93.1%	93.2%	+ 0.1%
New Listings	0	1	--	51	52	+ 2.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

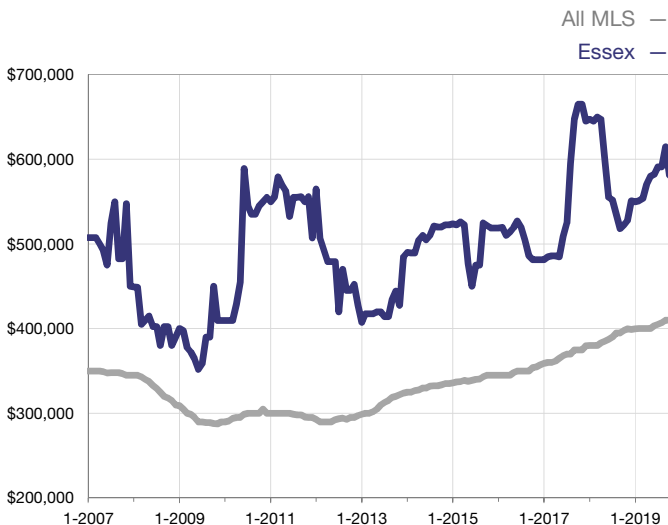
### Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	2	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$355,000	\$0	- 100.0%	\$355,000	\$366,750	+ 3.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	360	0	- 100.0%	360	47	- 86.9%
Percent of Original List Price Received*	98.8%	0.0%	- 100.0%	98.8%	96.8%	- 2.0%
New Listings	0	0	--	3	5	+ 66.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

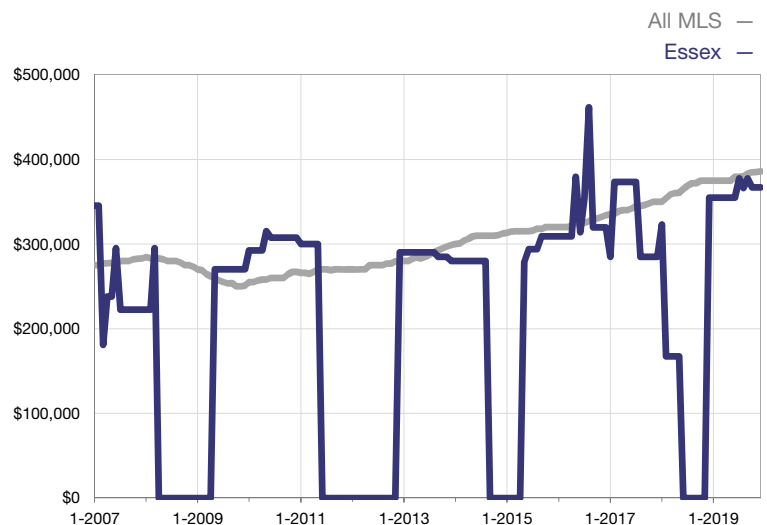
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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