

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	6	+ 500.0%	28	49	+ 75.0%
Closed Sales	7	2	- 71.4%	26	42	+ 61.5%
Median Sales Price*	\$340,000	\$390,000	+ 14.7%	\$591,250	\$690,000	+ 16.7%
Inventory of Homes for Sale	20	4	- 80.0%	--	--	--
Months Supply of Inventory	7.1	1.1	- 84.5%	--	--	--
Cumulative Days on Market Until Sale	136	52	- 61.8%	95	93	- 2.1%
Percent of Original List Price Received*	90.9%	93.4%	+ 2.8%	92.5%	95.8%	+ 3.6%
New Listings	6	4	- 33.3%	49	48	- 2.0%

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

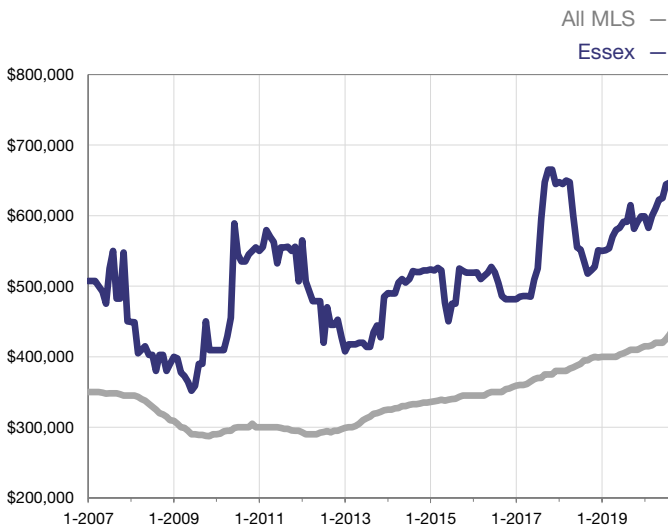
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$356,000	\$210,000	- 41.0%	\$366,750	\$332,500	- 9.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	88	44	- 50.0%	47	122	+ 159.6%
Percent of Original List Price Received*	91.5%	91.3%	- 0.2%	96.8%	94.5%	- 2.4%
New Listings	0	0	--	5	4	- 20.0%

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

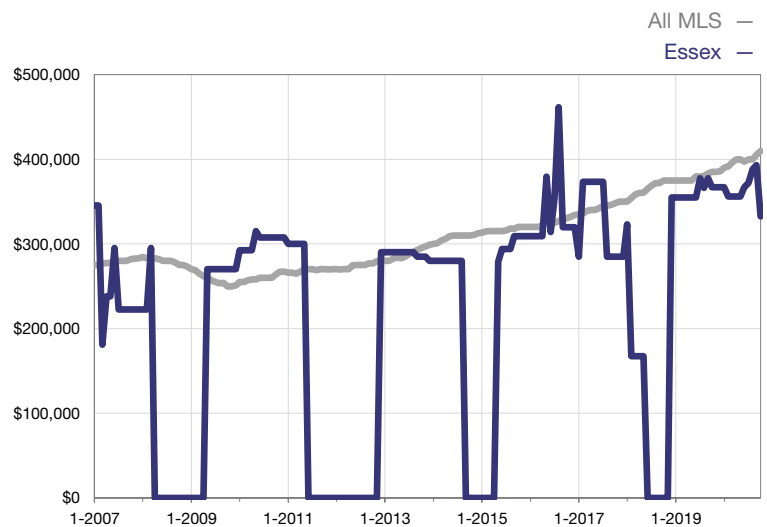
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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