

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	2	- 66.7%	17	4	- 76.5%
Closed Sales	6	2	- 66.7%	13	4	- 69.2%
Median Sales Price*	\$662,500	\$2,056,000	+ 210.3%	\$575,000	\$1,069,250	+ 86.0%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	3.3	1.0	- 69.7%	--	--	--
Cumulative Days on Market Until Sale	76	14	- 81.6%	89	15	- 83.1%
Percent of Original List Price Received*	99.2%	104.6%	+ 5.4%	95.8%	104.3%	+ 8.9%
New Listings	6	5	- 16.7%	15	8	- 46.7%

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

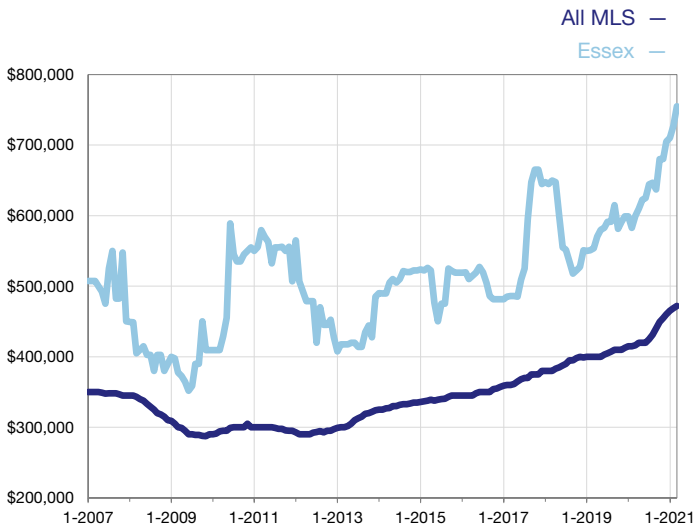
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$550,000	--	\$235,000	\$467,500	+ 98.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	3.0	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	74	--	291	77	- 73.5%
Percent of Original List Price Received*	0.0%	88.0%	--	94.0%	95.2%	+ 1.3%
New Listings	0	1	--	1	3	+ 200.0%

* 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

