

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	27	18	- 33.3%
Closed Sales	1	0	- 100.0%	28	18	- 35.7%
Median Sales Price*	\$499,000	\$0	- 100.0%	\$777,500	\$745,000	- 4.2%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	1.8	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	27	30	+ 11.1%
Percent of Original List Price Received*	90.9%	0.0%	- 100.0%	102.0%	104.4%	+ 2.4%
New Listings	2	1	- 50.0%	33	24	- 27.3%

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

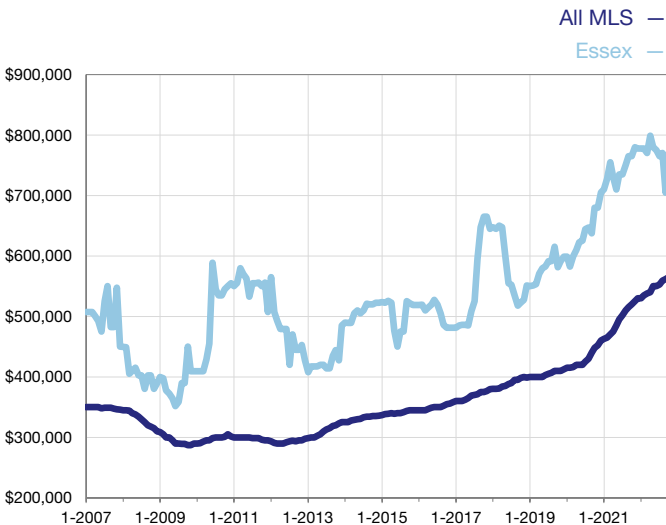
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	4	3	- 25.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$467,500	\$515,000	+ 10.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	52	24	- 53.8%
Percent of Original List Price Received*	0.0%	0.0%	--	98.5%	101.8%	+ 3.4%
New Listings	0	0	--	4	6	+ 50.0%

* 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

