

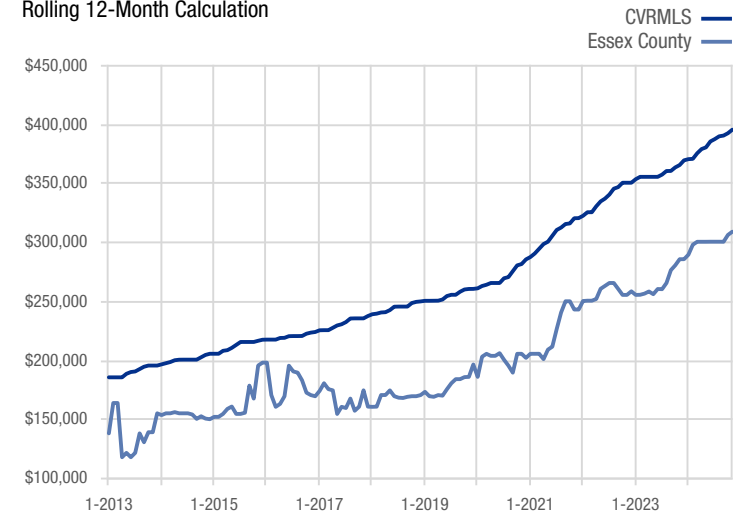
Essex County

Single Family	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	8	10	+ 25.0%	110	109	- 0.9%
Pending Sales	3	8	+ 166.7%	84	78	- 7.1%
Closed Sales	9	6	- 33.3%	84	75	- 10.7%
Days on Market Until Sale	30	48	+ 60.0%	36	54	+ 50.0%
Median Sales Price*	\$265,000	\$268,750	+ 1.4%	\$282,500	\$308,000	+ 9.0%
Average Sales Price*	\$305,922	\$282,917	- 7.5%	\$304,244	\$386,619	+ 27.1%
Percent of Original List Price Received*	95.6%	95.8%	+ 0.2%	95.6%	97.0%	+ 1.5%
Inventory of Homes for Sale	29	30	+ 3.4%	—	—	—
Months Supply of Inventory	3.8	4.4	+ 15.8%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	0	0.0%	5	3	- 40.0%
Pending Sales	0	0	0.0%	5	3	- 40.0%
Closed Sales	0	1	—	5	3	- 40.0%
Days on Market Until Sale	—	22	—	11	12	+ 9.1%
Median Sales Price*	—	\$177,500	—	\$290,000	\$177,500	- 38.8%
Average Sales Price*	—	\$177,500	—	\$256,400	\$230,433	- 10.1%
Percent of Original List Price Received*	—	98.7%	—	98.7%	99.6%	+ 0.9%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family  
Rolling 12-Month Calculation



Median Sales Price - Condo/Town  
Rolling 12-Month Calculation

