

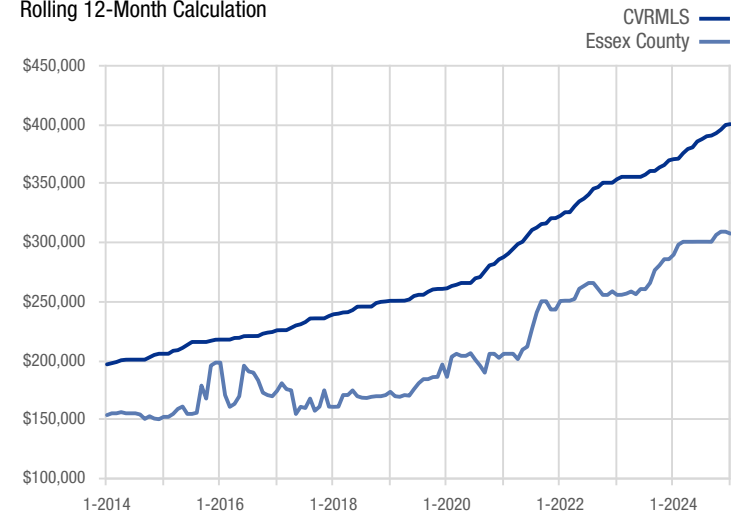
Essex County

Single Family	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	5	12	+ 140.0%	5	12	+ 140.0%
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	1	5	+ 400.0%	1	5	+ 400.0%
Days on Market Until Sale	7	60	+ 757.1%	7	60	+ 757.1%
Median Sales Price*	\$289,000	\$260,000	- 10.0%	\$289,000	\$260,000	- 10.0%
Average Sales Price*	\$289,000	\$267,600	- 7.4%	\$289,000	\$267,600	- 7.4%
Percent of Original List Price Received*	100.0%	95.7%	- 4.3%	100.0%	95.7%	- 4.3%
Inventory of Homes for Sale	31	34	+ 9.7%	—	—	—
Months Supply of Inventory	4.6	5.2	+ 13.0%	—	—	—

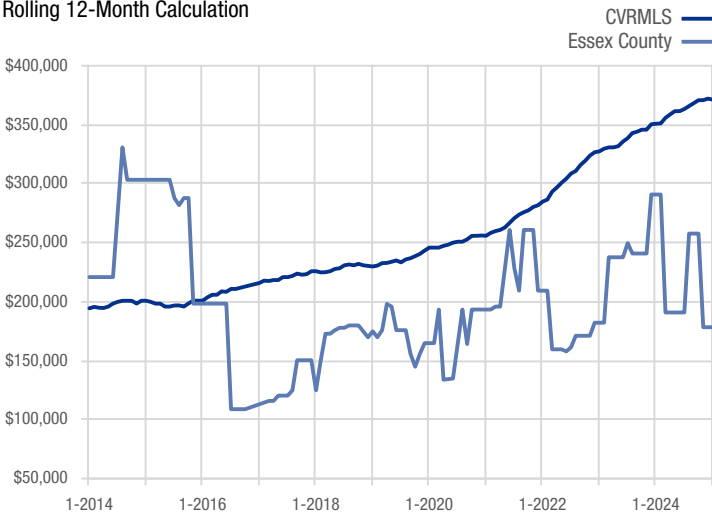
Condo/Town	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.