

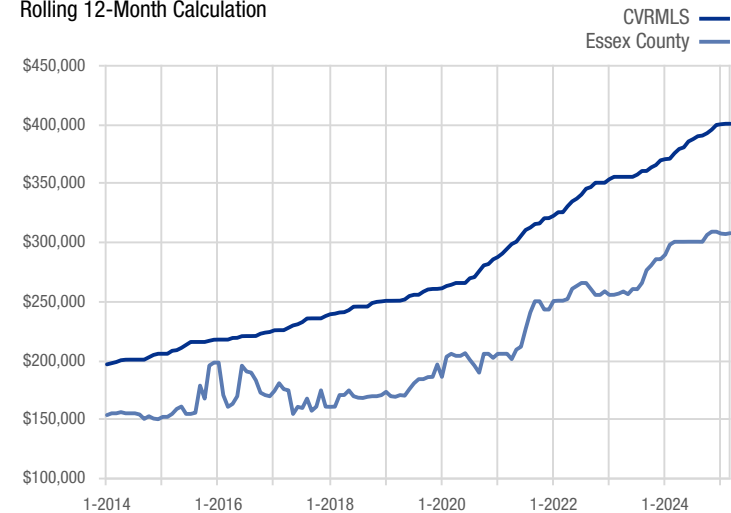
Essex County

Single Family	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	10	13	+ 30.0%	19	32	+ 68.4%
Pending Sales	6	12	+ 100.0%	17	22	+ 29.4%
Closed Sales	5	6	+ 20.0%	9	13	+ 44.4%
Days on Market Until Sale	101	63	- 37.6%	120	60	- 50.0%
Median Sales Price*	\$309,000	\$342,000	+ 10.7%	\$309,000	\$306,500	- 0.8%
Average Sales Price*	\$305,530	\$534,045	+ 74.8%	\$294,539	\$404,906	+ 37.5%
Percent of Original List Price Received*	99.7%	91.5%	- 8.2%	96.9%	94.0%	- 3.0%
Inventory of Homes for Sale	24	31	+ 29.2%	—	—	—
Months Supply of Inventory	3.6	4.5	+ 25.0%	—	—	—

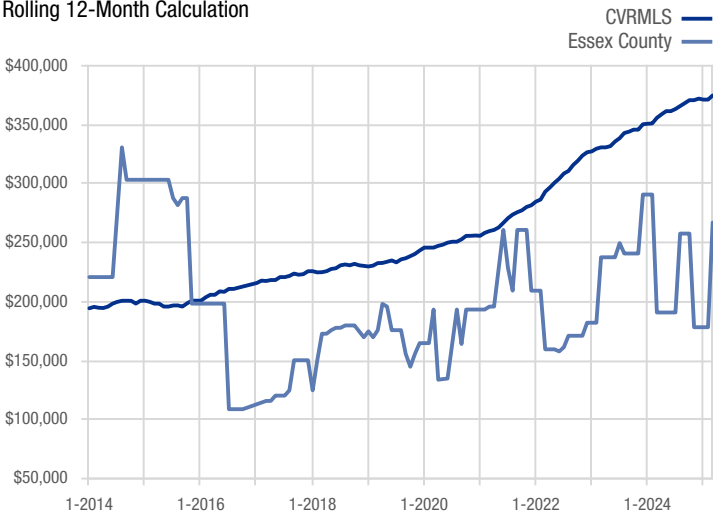
Condo/Town	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	10	—	—	10	—	—
Median Sales Price*	\$158,800	—	—	\$158,800	—	—
Average Sales Price*	\$158,800	—	—	\$158,800	—	—
Percent of Original List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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.