

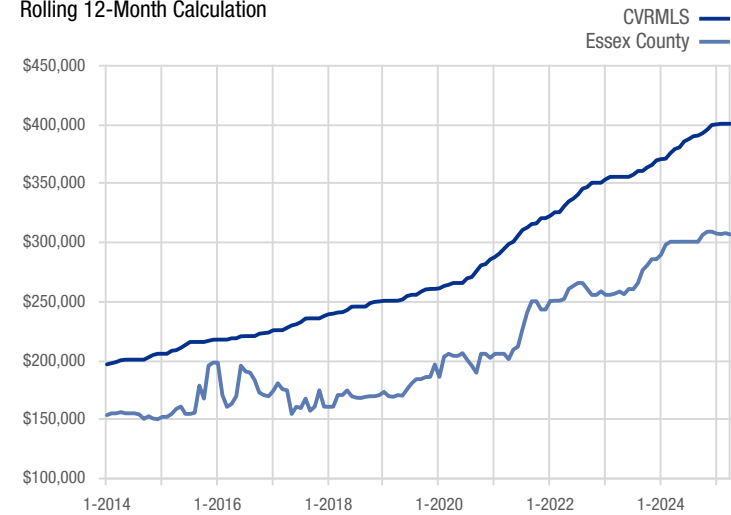
Essex County

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	9	19	+ 111.1%	28	51	+ 82.1%
Pending Sales	10	14	+ 40.0%	27	36	+ 33.3%
Closed Sales	9	7	- 22.2%	18	20	+ 11.1%
Days on Market Until Sale	92	166	+ 80.4%	106	97	- 8.5%
Median Sales Price*	\$308,000	\$300,000	- 2.6%	\$308,500	\$303,250	- 1.7%
Average Sales Price*	\$382,836	\$456,700	+ 19.3%	\$338,687	\$423,034	+ 24.9%
Percent of Original List Price Received*	96.6%	92.7%	- 4.0%	96.7%	93.6%	- 3.2%
Inventory of Homes for Sale	22	33	+ 50.0%	—	—	—
Months Supply of Inventory	3.1	4.6	+ 48.4%	—	—	—

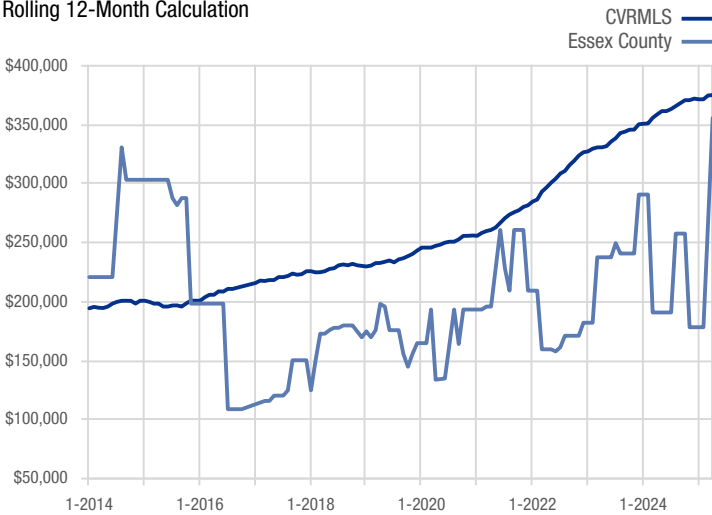
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	3	—	10	3	- 70.0%
Median Sales Price*	—	\$429,950	—	\$158,800	\$429,950	+ 170.7%
Average Sales Price*	—	\$429,950	—	\$158,800	\$429,950	+ 170.7%
Percent of Original List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
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.