

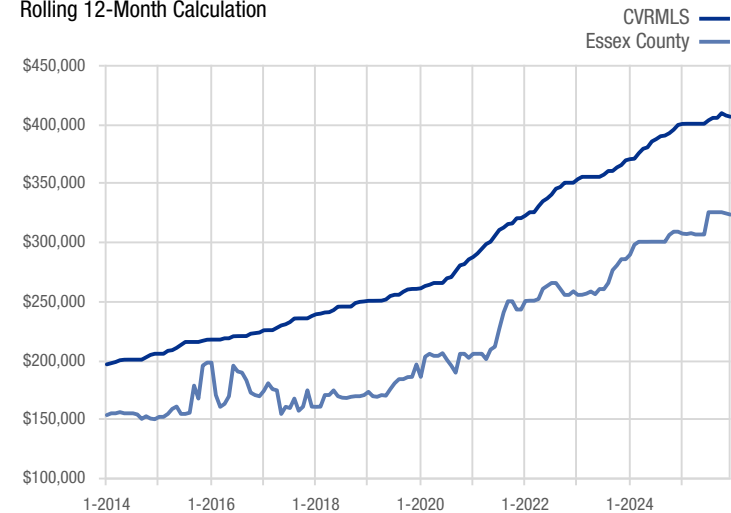
Essex County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	6	5	- 16.7%	114	137	+ 20.2%
Pending Sales	1	8	+ 700.0%	78	101	+ 29.5%
Closed Sales	3	9	+ 200.0%	78	94	+ 20.5%
Days on Market Until Sale	60	58	- 3.3%	55	58	+ 5.5%
Median Sales Price*	\$737,000	\$323,000	- 56.2%	\$308,500	\$323,000	+ 4.7%
Average Sales Price*	\$770,000	\$412,200	- 46.5%	\$401,364	\$387,857	- 3.4%
Percent of Original List Price Received*	96.1%	96.6%	+ 0.5%	97.0%	95.8%	- 1.2%
Inventory of Homes for Sale	28	24	- 14.3%	—	—	—
Months Supply of Inventory	4.3	2.9	- 32.6%	—	—	—

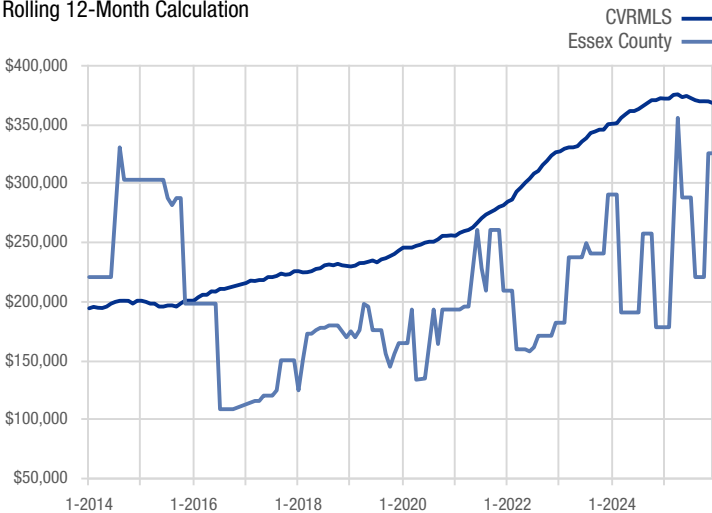
Condo/Town	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	3	2	- 33.3%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	0	0.0%	3	2	- 33.3%
Days on Market Until Sale	—	—	—	12	27	+ 125.0%
Median Sales Price*	—	—	—	\$177,500	\$324,975	+ 83.1%
Average Sales Price*	—	—	—	\$230,433	\$324,975	+ 41.0%
Percent of Original List Price Received*	—	—	—	99.6%	100.0%	+ 0.4%
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.