

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	4	+ 33.3%	30	15	- 50.0%
Closed Sales	4	1	- 75.0%	26	10	- 61.5%
Median Sales Price*	\$735,000	\$1,570,000	+ 113.6%	\$551,000	\$605,000	+ 9.8%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	3.4	7.1	+ 108.8%	--	--	--
Cumulative Days on Market Until Sale	229	31	- 86.5%	88	73	- 17.0%
Percent of Original List Price Received*	86.7%	88.5%	+ 2.1%	93.0%	93.2%	+ 0.2%
New Listings	3	8	+ 166.7%	42	30	- 28.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

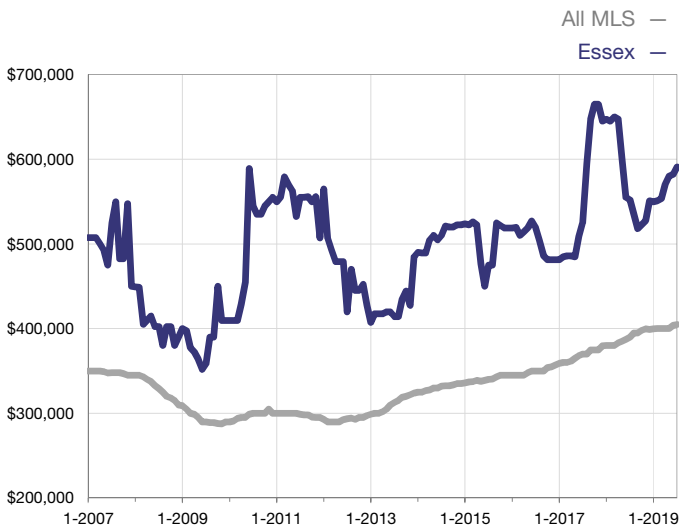
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$377,500	--	\$0	\$377,500	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	0	28	--	0	28	--
Percent of Original List Price Received*	0.0%	97.0%	--	0.0%	97.0%	--
New Listings	0	0	--	1	4	+ 300.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

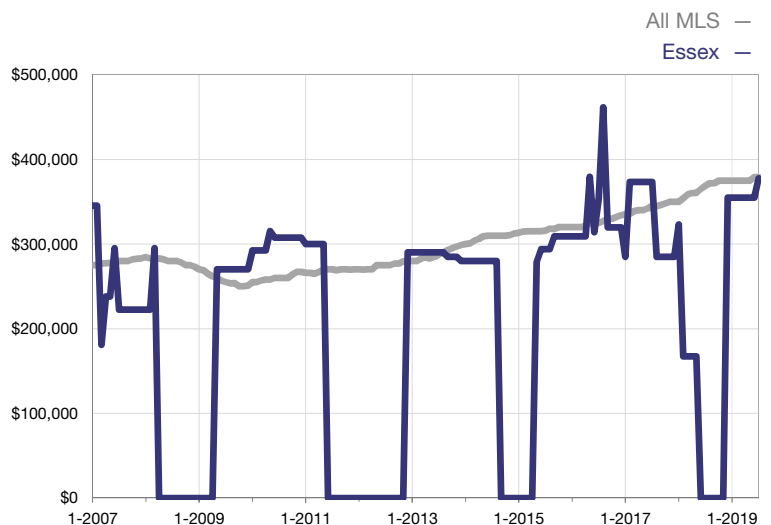
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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