

Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	5	+ 25.0%	34	21	- 38.2%
Closed Sales	3	5	+ 66.7%	29	15	- 48.3%
Median Sales Price*	\$505,555	\$578,000	+ 14.3%	\$550,000	\$600,000	+ 9.1%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	2.5	5.8	+ 132.0%	--	--	--
Cumulative Days on Market Until Sale	24	87	+ 262.5%	81	78	- 3.7%
Percent of Original List Price Received*	101.8%	89.8%	- 11.8%	94.0%	92.1%	- 2.0%
New Listings	1	5	+ 400.0%	43	36	- 16.3%

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

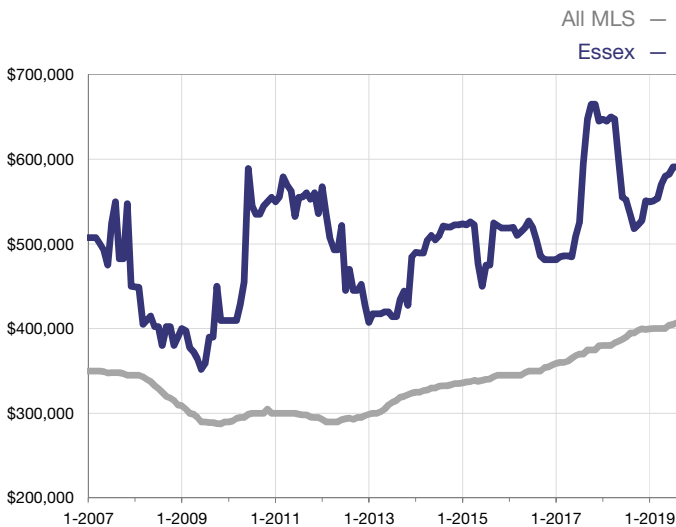
Condominium Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	2	--	0	4	--
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$355,000	--	\$0	\$366,250	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	21	--	0	25	--
Percent of Original List Price Received*	0.0%	101.7%	--	0.0%	99.4%	--
New Listings	0	0	--	1	5	+ 400.0%

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

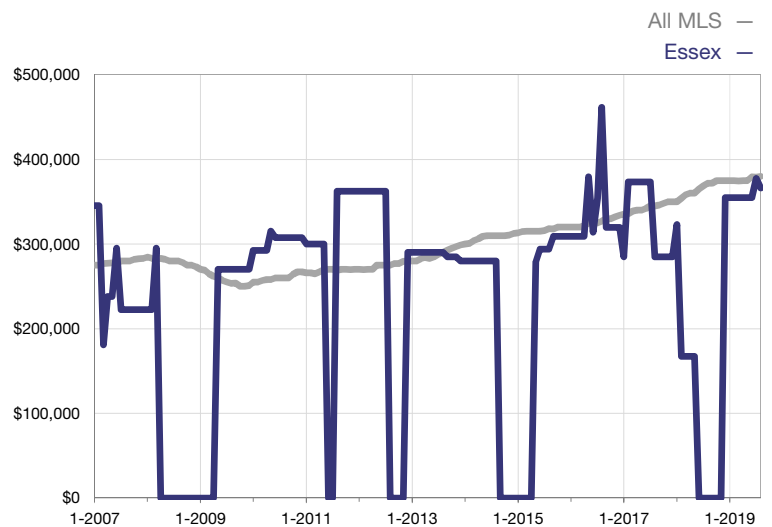
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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