

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	6	+ 500.0%	18	10	- 44.4%
Closed Sales	2	3	+ 50.0%	15	7	- 53.3%
Median Sales Price*	\$783,750	<b>\$495,000</b>	- 36.8%	\$625,000	<b>\$550,000</b>	- 12.0%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.9	<b>0.8</b>	- 72.4%	--	--	--
Cumulative Days on Market Until Sale	142	<b>23</b>	- 83.8%	96	<b>18</b>	- 81.3%
Percent of Original List Price Received*	100.1%	<b>102.9%</b>	+ 2.8%	96.4%	<b>103.7%</b>	+ 7.6%
New Listings	2	5	+ 150.0%	17	13	- 23.5%

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

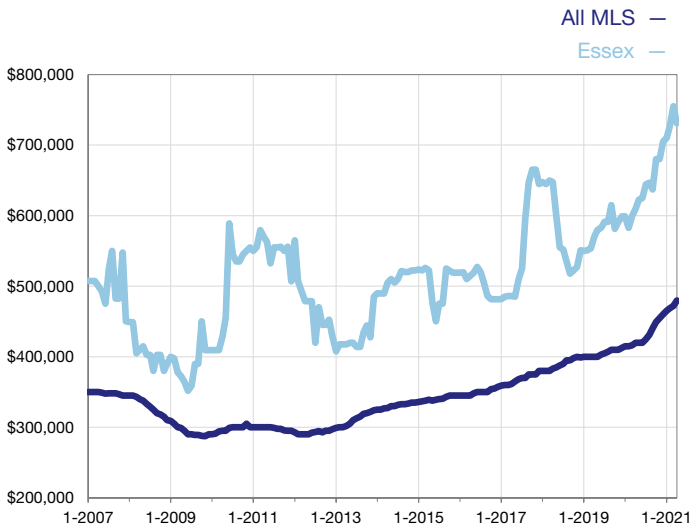
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	1	4	+ 300.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$235,000	<b>\$467,500</b>	+ 98.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	291	<b>77</b>	- 73.5%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	94.0%	<b>95.2%</b>	+ 1.3%
New Listings	0	0	--	1	3	+ 200.0%

\* 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

