

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	3	- 40.0%	23	12	- 47.8%
Closed Sales	4	1	- 75.0%	19	8	- 57.9%
Median Sales Price*	\$868,250	\$949,000	+ 9.3%	\$700,000	\$638,250	- 8.8%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.9	0.5	- 82.8%	--	--	--
Cumulative Days on Market Until Sale	149	39	- 73.8%	107	21	- 80.4%
Percent of Original List Price Received*	94.2%	100.0%	+ 6.2%	95.9%	103.2%	+ 7.6%
New Listings	6	3	- 50.0%	23	16	- 30.4%

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

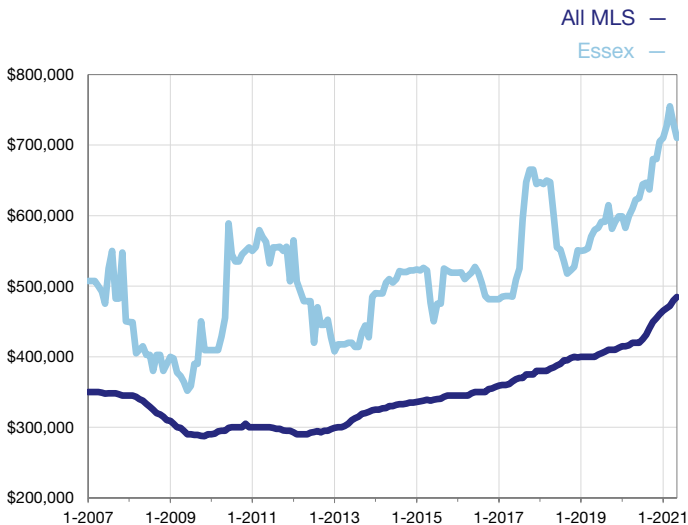
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$585,000	--	\$235,000	\$550,000	+ 134.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	37	--	291	63	- 78.4%
Percent of Original List Price Received*	0.0%	103.5%	--	94.0%	98.0%	+ 4.3%
New Listings	1	0	- 100.0%	2	3	+ 50.0%

* 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

