

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	25	18	- 28.0%
Closed Sales	4	3	- 25.0%	27	18	- 33.3%
Median Sales Price*	\$787,000	<b>\$725,000</b>	- 7.9%	\$780,000	<b>\$745,000</b>	- 4.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	59	28	- 52.5%	26	30	+ 15.4%
Percent of Original List Price Received*	90.6%	<b>106.3%</b>	+ 17.3%	102.4%	<b>104.4%</b>	+ 2.0%
New Listings	0	1	--	31	23	- 25.8%

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

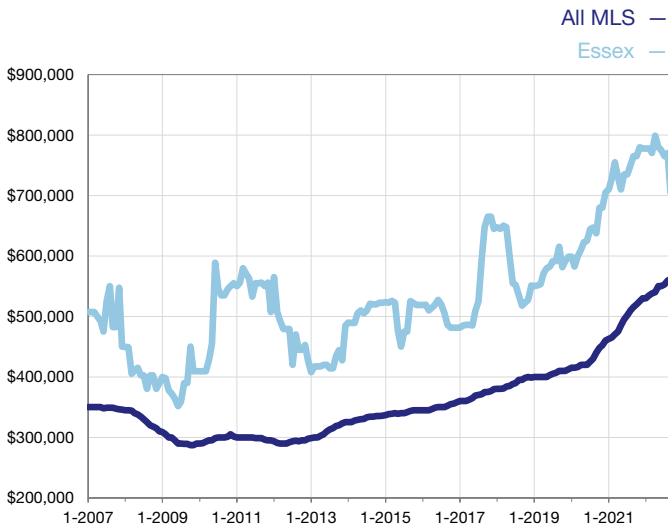
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	4	3	- 25.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$467,500	<b>\$515,000</b>	+ 10.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	52	24	- 53.8%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	98.5%	<b>101.8%</b>	+ 3.4%
New Listings	0	0	--	4	6	+ 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

