

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	9	13	+ 44.4%
Closed Sales	0	2	--	5	7	+ 40.0%
Median Sales Price*	\$0	\$1,520,000	--	\$765,000	\$1,223,000	+ 59.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	0	96	--	37	66	+ 78.4%
Percent of Original List Price Received*	0.0%	94.9%	--	100.6%	95.7%	- 4.9%
New Listings	2	5	+ 150.0%	11	15	+ 36.4%

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

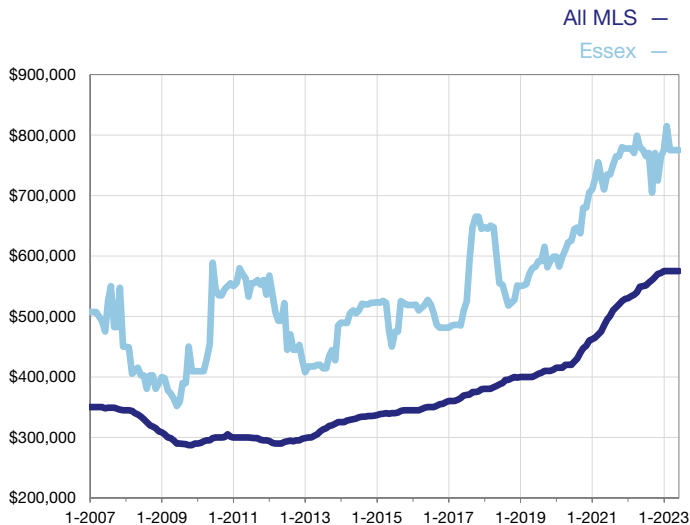
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$305,000	\$0	- 100.0%	\$305,000	\$410,000	+ 34.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	3	0	- 100.0%	3	103	+ 3,333.3%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	101.7%	79.0%	- 22.3%
New Listings	0	0	--	2	0	- 100.0%

\* 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

