

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	11	13	+ 18.2%
Closed Sales	5	4	- 20.0%	10	11	+ 10.0%
Median Sales Price*	\$704,650	\$1,029,278	+ 46.1%	\$734,825	\$1,133,555	+ 54.3%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	12	17	+ 41.7%	25	48	+ 92.0%
Percent of Original List Price Received*	109.1%	102.1%	- 6.4%	104.9%	98.0%	- 6.6%
New Listings	4	3	- 25.0%	15	18	+ 20.0%

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

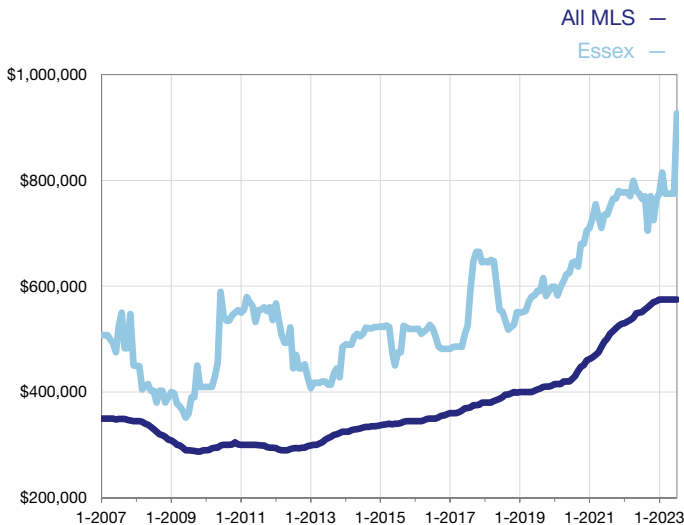
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$305,000	\$410,000	+ 34.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	3	103	+ 3,333.3%
Percent of Original List Price Received*	0.0%	0.0%	--	101.7%	79.0%	- 22.3%
New Listings	0	2	--	2	2	0.0%

* 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

