

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	14	16	+ 14.3%
Closed Sales	2	0	- 100.0%	12	11	- 8.3%
Median Sales Price*	\$962,500	\$0	- 100.0%	\$734,825	\$1,133,555	+ 54.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	23	48	+ 108.7%
Percent of Original List Price Received*	104.1%	0.0%	- 100.0%	104.7%	98.0%	- 6.4%
New Listings	3	0	- 100.0%	18	18	0.0%

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

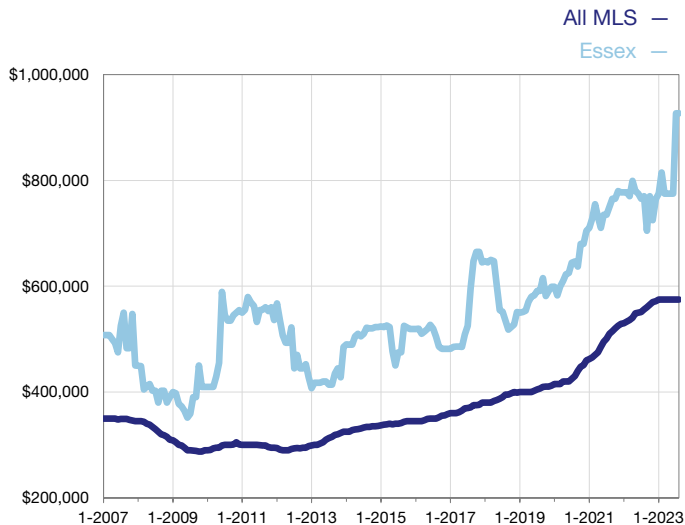
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	2	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	2	2	0.0%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
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	3	1	- 66.7%	5	3	- 40.0%

* 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

