

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	14	17	+ 21.4%
Closed Sales	2	1	- 50.0%	14	12	- 14.3%
Median Sales Price*	\$782,000	\$3,150,000	+ 302.8%	\$734,825	\$1,178,278	+ 60.3%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	17	47	+ 176.5%	22	48	+ 118.2%
Percent of Original List Price Received*	113.9%	94.0%	- 17.5%	106.0%	97.7%	- 7.8%
New Listings	1	2	+ 100.0%	19	20	+ 5.3%

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

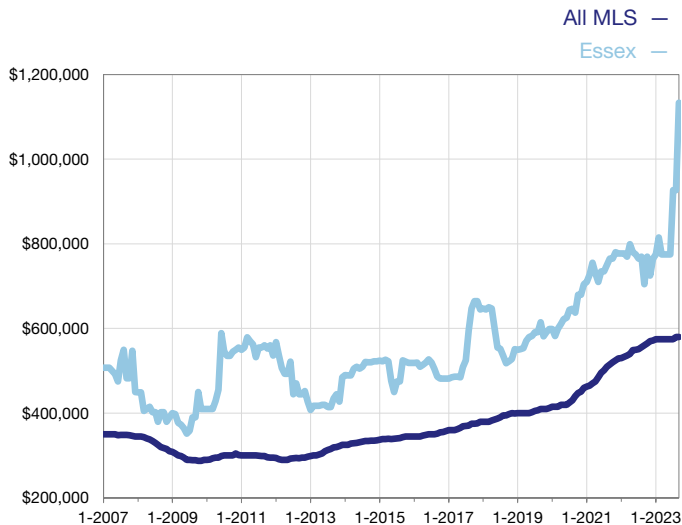
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	0	2	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$601,750	--	\$305,000	\$410,000	+ 34.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	3	51	+ 1,600.0%
Percent of Original List Price Received*	0.0%	104.4%	--	101.7%	95.9%	- 5.7%
New Listings	0	0	--	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

