

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	17	24	+ 41.2%
Closed Sales	3	5	+ 66.7%	18	20	+ 11.1%
Median Sales Price*	\$725,000	<b>\$875,000</b>	+ 20.7%	\$745,000	<b>\$937,500</b>	+ 25.8%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	28	61	+ 117.9%	30	51	+ 70.0%
Percent of Original List Price Received*	106.3%	90.9%	- 14.5%	104.4%	95.5%	- 8.5%
New Listings	1	5	+ 400.0%	22	26	+ 18.2%

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

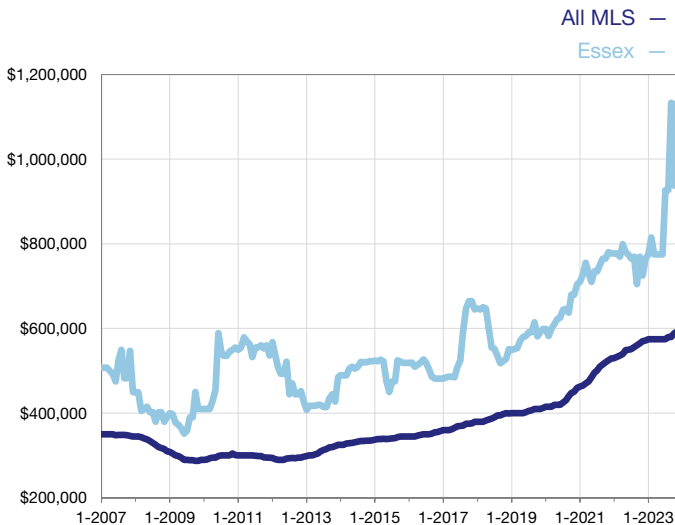
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	0	0	--	3	3	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$515,000	<b>\$410,000</b>	- 20.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	24	51	+ 112.5%
Percent of Original List Price Received*	0.0%	0.0%	--	101.8%	95.9%	- 5.8%
New Listings	0	0	--	6	3	- 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

