

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	17	27	+ 58.8%
Closed Sales	0	2	--	18	23	+ 27.8%
Median Sales Price*	\$0	\$682,125	--	\$745,000	\$925,000	+ 24.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	0	13	--	30	47	+ 56.7%
Percent of Original List Price Received*	0.0%	108.3%	--	104.4%	96.6%	- 7.5%
New Listings	1	1	0.0%	23	27	+ 17.4%

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

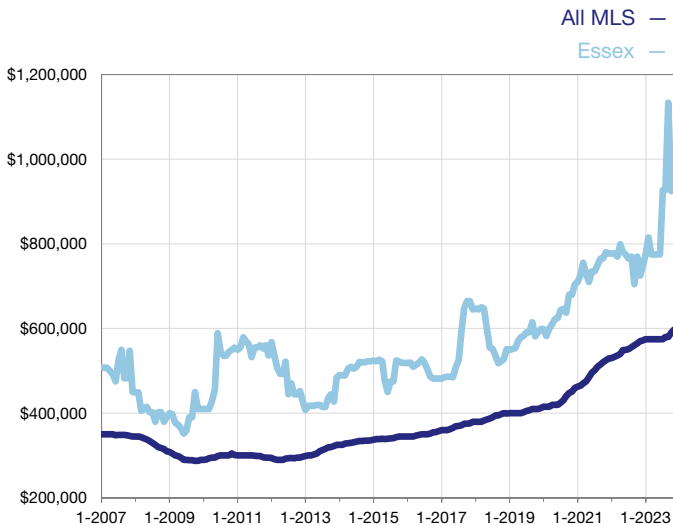
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	4	+ 33.3%
Closed Sales	0	1	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$770,000	--	\$515,000	\$590,000	+ 14.6%
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	113	--	24	67	+ 179.2%
Percent of Original List Price Received*	0.0%	82.9%	--	101.8%	92.7%	- 8.9%
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

