

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

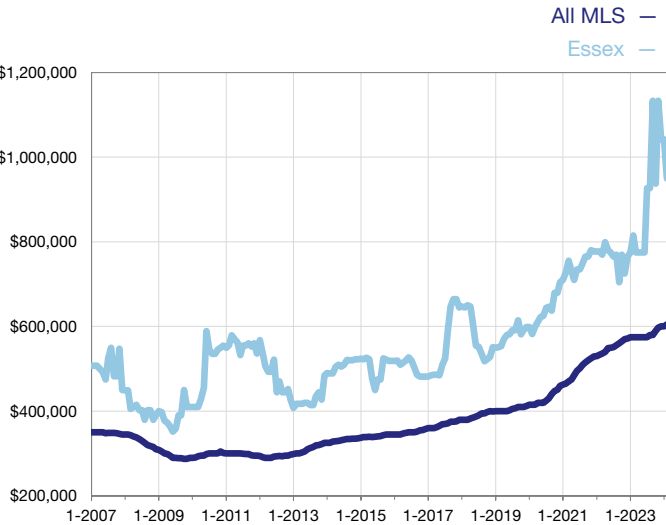
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$2,385,000	\$1,250,000	- 47.6%	\$2,307,500	\$659,000	- 71.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	152	12	- 92.1%	101	31	- 69.3%
Percent of Original List Price Received*	79.5%	100.0%	+ 25.8%	86.3%	98.6%	+ 14.3%
New Listings	1	2	+ 100.0%	2	2	0.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$410,000	\$0	- 100.0%	\$410,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	103	0	- 100.0%	103	0	- 100.0%
Percent of Original List Price Received*	79.0%	0.0%	- 100.0%	79.0%	0.0%	- 100.0%
New Listings	0	0	--	0	1	--

* 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

