Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Essex

Single-Family Properties

	June			Year to Date		
Key Metrics	**2023**	**2024**	**+ / –**	**2023**	**2024**	**+ / –**
Pending Sales	4	**4**	0.0%	11	**12**	+ 9.1%
Closed Sales	2	**3**	+ 50.0%	8	**10**	+ 25.0%
Median Sales Price*	$1,520,000	**$585,000**	- 61.5%	$1,726,500	**$679,500**	- 60.6%
Inventory of Homes for Sale	7	**8**	+ 14.3%	--	--	--
Months Supply of Inventory	2.9	**3.3**	+ 13.8%	--	--	--
Cumulative Days on Market Until Sale	96	**9**	- 90.6%	64	**19**	- 70.3%
Percent of Original List Price Received*	94.9%	**106.9%**	+ 12.6%	95.4%	**106.8%**	+ 11.9%
New Listings	5	**6**	+ 20.0%	15	**20**	+ 33.3%

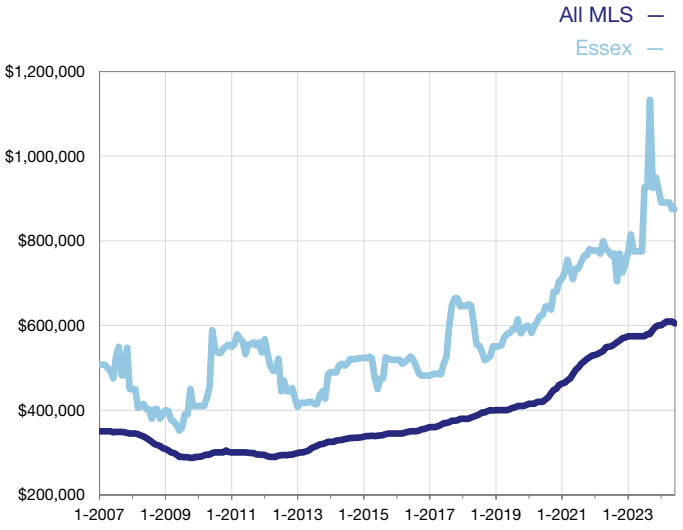
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

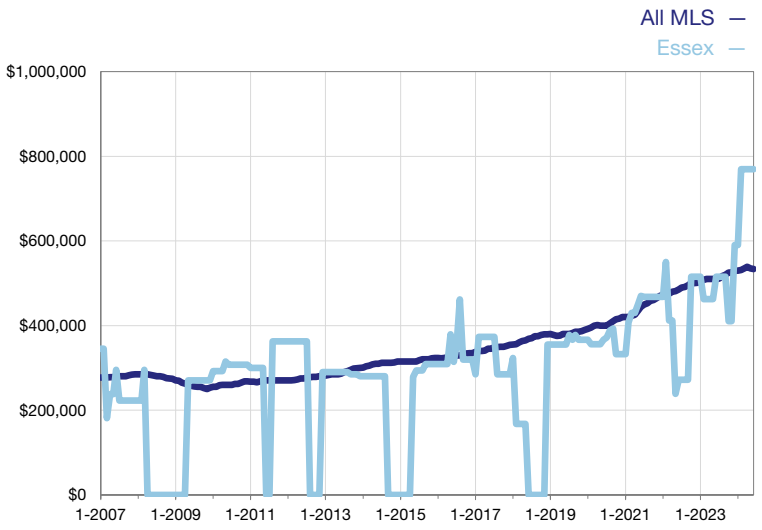
	June			Year to Date		
Key Metrics	**2023**	**2024**	**+ / –**	**2023**	**2024**	**+ / –**
Pending Sales	0	**0**	--	1	**2**	+ 100.0%
Closed Sales	0	**0**	--	1	**2**	+ 100.0%
Median Sales Price*	$0	**$0**	--	$410,000	**$500,750**	+ 22.1%
Inventory of Homes for Sale	0	**1**	--	--	--	--
Months Supply of Inventory	0.0	**1.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	103	**42**	- 59.2%
Percent of Original List Price Received*	0.0%	**0.0%**	--	79.0%	**103.9%**	+ 31.5%
New Listings	0	**1**	--	0	**3**	--

* 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



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