

# Essex

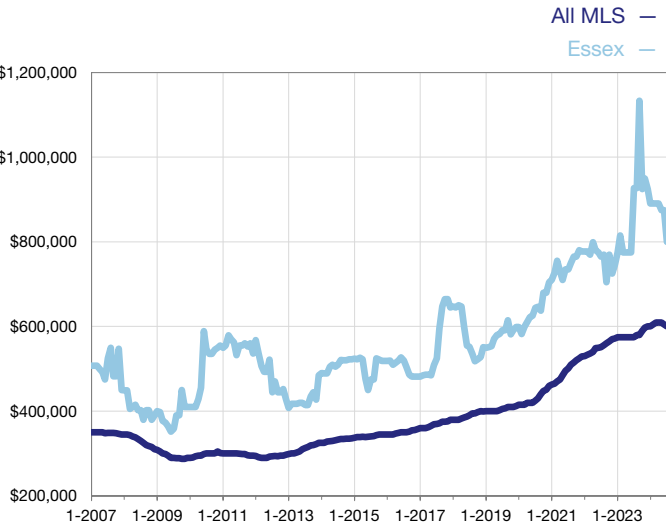
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	12	15	+ 25.0%
Closed Sales	4	4	0.0%	12	14	+ 16.7%
Median Sales Price*	\$1,029,278	\$1,500,000	+ 45.7%	\$1,178,278	\$738,000	- 37.4%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	3.6	1.9	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	17	39	+ 129.4%	48	25	- 47.9%
Percent of Original List Price Received*	102.1%	91.0%	- 10.9%	97.6%	102.3%	+ 4.8%
New Listings	3	1	- 66.7%	18	21	+ 16.7%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$395,000	--	\$410,000	\$395,000	- 3.7%
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	26	--	103	36	- 65.0%
Percent of Original List Price Received*	0.0%	91.9%	--	79.0%	99.9%	+ 26.5%
New Listings	2	0	- 100.0%	2	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

