

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	13	17	+ 30.8%
Closed Sales	0	1	--	12	15	+ 25.0%
Median Sales Price*	\$0	\$874,000	--	\$1,178,278	\$775,000	- 34.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	3.5	1.8	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	0	30	--	48	25	- 47.9%
Percent of Original List Price Received*	0.0%	97.2%	--	97.6%	101.9%	+ 4.4%
New Listings	0	3	--	18	23	+ 27.8%

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

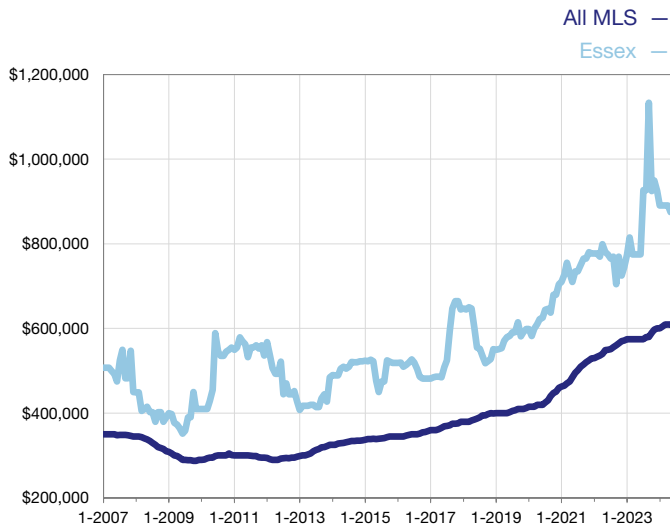
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$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	0	--	103	36	- 65.0%
Percent of Original List Price Received*	0.0%	0.0%	--	79.0%	99.9%	+ 26.5%
New Listings	1	0	- 100.0%	3	3	0.0%

* 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

