

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	16	19	+ 18.8%
Closed Sales	1	4	+ 300.0%	13	19	+ 46.2%
Median Sales Price*	\$3,150,000	\$1,117,550	- 64.5%	\$1,223,000	\$800,000	- 34.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	47	71	+ 51.1%	48	35	- 27.1%
Percent of Original List Price Received*	94.0%	106.4%	+ 13.2%	97.3%	102.9%	+ 5.8%
New Listings	2	3	+ 50.0%	20	25	+ 25.0%

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

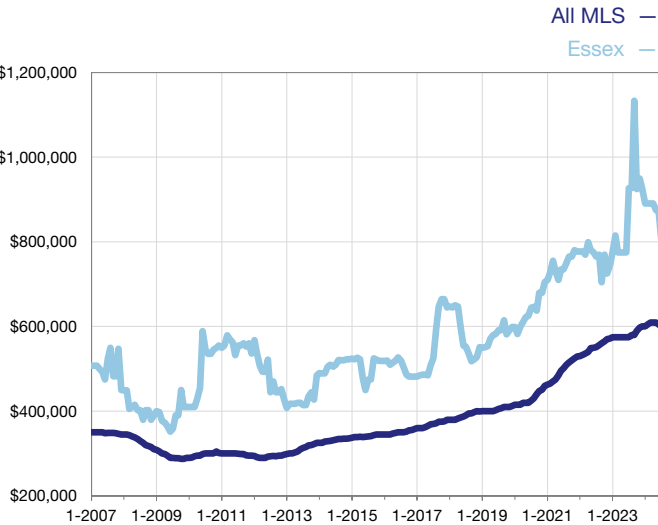
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	2	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$601,750	\$0	- 100.0%	\$410,000	\$395,000	- 3.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	0	- 100.0%	51	36	- 29.4%
Percent of Original List Price Received*	104.4%	0.0%	- 100.0%	95.9%	99.9%	+ 4.2%
New Listings	0	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

