

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

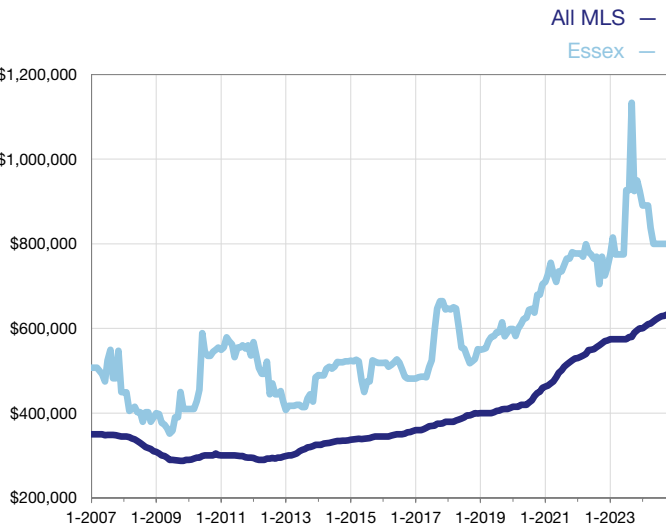
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	4	+ 33.3%	19	23	+ 21.1%
Closed Sales				3	2	- 33.3%	16	21	+ 31.3%
Median Sales Price*				\$735,000	\$697,500	- 5.1%	\$1,041,778	\$775,000	- 25.6%
Inventory of Homes for Sale				4	1	- 75.0%	--	--	--
Months Supply of Inventory				1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale				44	29	- 34.1%	47	34	- 27.7%
Percent of Original List Price Received*				94.7%	105.6%	+ 11.5%	96.9%	103.1%	+ 6.4%
New Listings				1	2	+ 100.0%	21	27	+ 28.6%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	3	3	0.0%
Closed Sales				0	0	--	3	3	0.0%
Median Sales Price*				\$0	\$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				0	0	--	51	36	- 29.4%
Percent of Original List Price Received*				0.0%	0.0%	--	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

