

# Local Market Update – November 2024

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## Essex

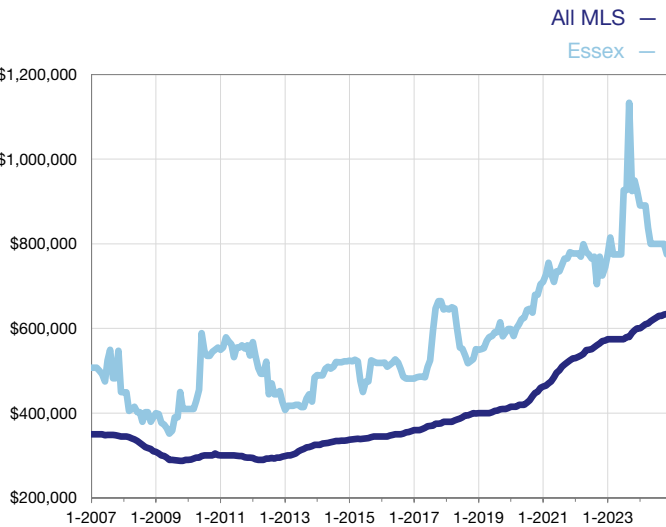
| Single-Family Properties                 | November  |             |         | Year to Date |           |         |
|--|-----------|-------------|---------|--------------|-----------|---------|
|  | 2023      | 2024        | + / -   | 2023         | 2024      | + / -   |
| Key Metrics                              |           |             |         |              |           |         |
| Pending Sales                            | 4         | 1           | - 75.0% | 23           | 23        | 0.0%    |
| Closed Sales                             | 5         | 2           | - 60.0% | 21           | 23        | + 9.5%  |
| Median Sales Price*                      | \$875,000 | \$1,225,000 | + 40.0% | \$950,000    | \$775,000 | - 18.4% |
| Inventory of Homes for Sale              | 4         | 1           | - 75.0% | --           | --        | --      |
| Months Supply of Inventory               | 1.6       | 0.4         | - 75.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 61        | 45          | - 26.2% | 51           | 35        | - 31.4% |
| Percent of Original List Price Received* | 90.9%     | 102.5%      | + 12.8% | 95.4%        | 103.1%    | + 8.1%  |
| New Listings                             | 5         | 1           | - 80.0% | 26           | 28        | + 7.7%  |

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

| Condominium Properties                   | November |      |          | Year to Date |           |         |
|--|----------|------|----------|--------------|-----------|---------|
|  | 2023     | 2024 | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |          |      |          |              |           |         |
| Pending Sales                            | 1        | 0    | - 100.0% | 4            | 3         | - 25.0% |
| Closed Sales                             | 0        | 0    | --       | 3            | 3         | 0.0%    |
| Median Sales Price*                      | \$0      | \$0  | --       | \$410,000    | \$395,000 | - 3.7%  |
| Inventory of Homes for Sale              | 0        | 0    | --       | --           | --        | --      |
| Months Supply of Inventory               | 0.0      | 0.0  | --       | --           | --        | --      |
| 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

