

# Essex

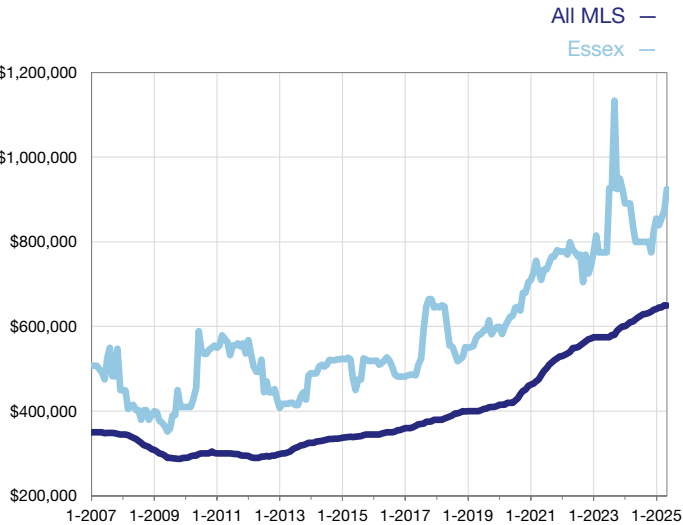
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	8	8	0.0%
Closed Sales	1	2	+ 100.0%	7	5	- 28.6%
Median Sales Price*	\$800,000	\$1,549,000	+ 93.6%	\$700,000	\$1,270,000	+ 81.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	3	19	+ 533.3%	23	38	+ 65.2%
Percent of Original List Price Received*	111.3%	100.4%	- 9.8%	106.7%	100.5%	- 5.8%
New Listings	4	4	0.0%	13	9	- 30.8%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$329,000	\$0	- 100.0%	\$500,750	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	42	0	- 100.0%
Percent of Original List Price Received*	109.7%	0.0%	- 100.0%	103.9%	0.0%	- 100.0%
New Listings	0	1	--	2	1	- 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

