

Essex

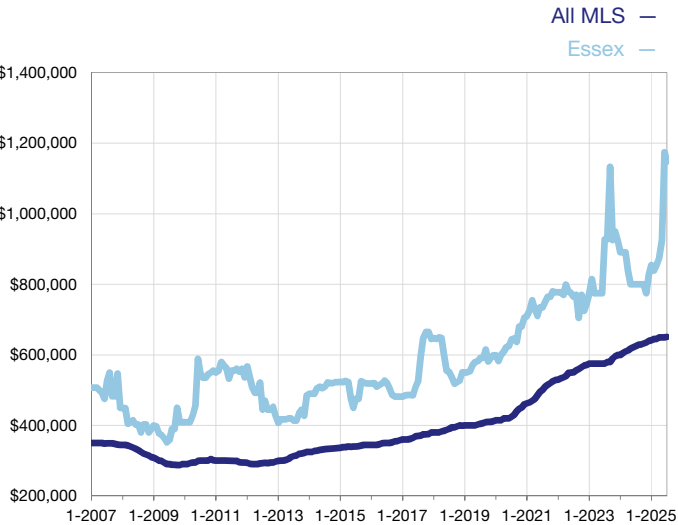
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	14	12	- 14.3%
Closed Sales	4	1	- 75.0%	14	9	- 35.7%
Median Sales Price*	\$1,500,000	\$1,300,000	- 13.3%	\$738,000	\$1,300,000	+ 76.2%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	15	- 61.5%	25	65	+ 160.0%
Percent of Original List Price Received*	91.0%	118.2%	+ 29.9%	102.3%	103.1%	+ 0.8%
New Listings	1	0	- 100.0%	20	14	- 30.0%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$395,000	\$0	- 100.0%	\$395,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	26	0	- 100.0%	36	0	- 100.0%
Percent of Original List Price Received*	91.9%	0.0%	- 100.0%	99.9%	0.0%	- 100.0%
New Listings	0	0	--	3	1	- 66.7%

* 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

