

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	24	21	- 12.5%
Closed Sales	3	5	+ 66.7%	26	21	- 19.2%
Median Sales Price*	\$1,149,000	\$750,000	- 34.7%	\$827,500	\$823,000	- 0.5%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	35	53	+ 51.4%
Percent of Original List Price Received*	96.4%	94.6%	- 1.9%	102.3%	99.4%	- 2.8%
New Listings	1	1	0.0%	30	27	- 10.0%

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

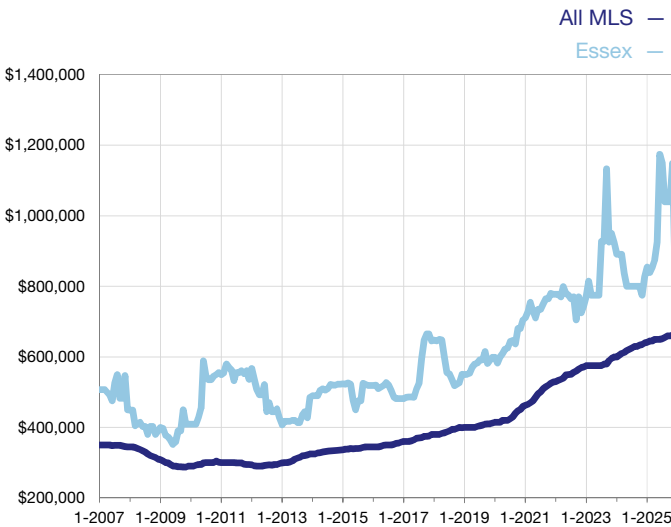
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$395,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	36	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	99.9%	0.0%	- 100.0%
New Listings	0	0	--	3	2	- 33.3%

* 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

