

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	7	9	+ 28.6%
Closed Sales	2	2	0.0%	3	5	+ 66.7%
Median Sales Price*	\$1,123,000	\$1,620,000	+ 44.3%	\$823,000	\$990,000	+ 20.3%
Inventory of Homes for Sale	0	9	--	--	--	--
Months Supply of Inventory	0.0	4.1	--	--	--	--
Cumulative Days on Market Until Sale	69	30	- 56.5%	51	39	- 23.5%
Percent of Original List Price Received*	95.9%	100.0%	+ 4.3%	100.6%	97.5%	- 3.1%
New Listings	1	8	+ 700.0%	5	16	+ 220.0%

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

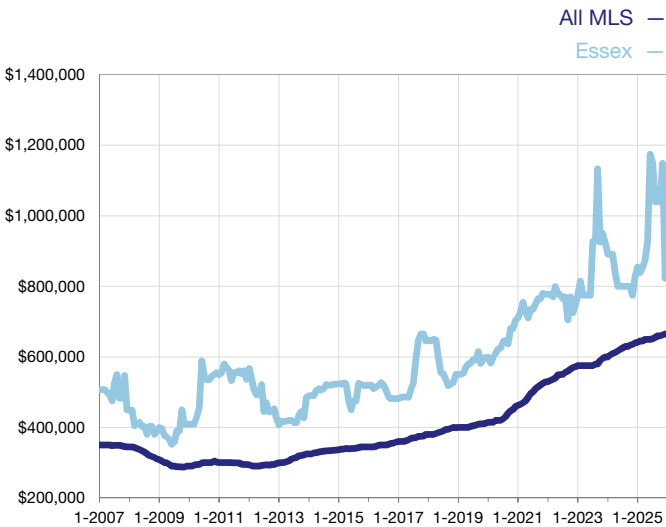
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$533,000	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	92	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	84.0%	--
New Listings	0	0	--	0	2	--

* 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

