

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

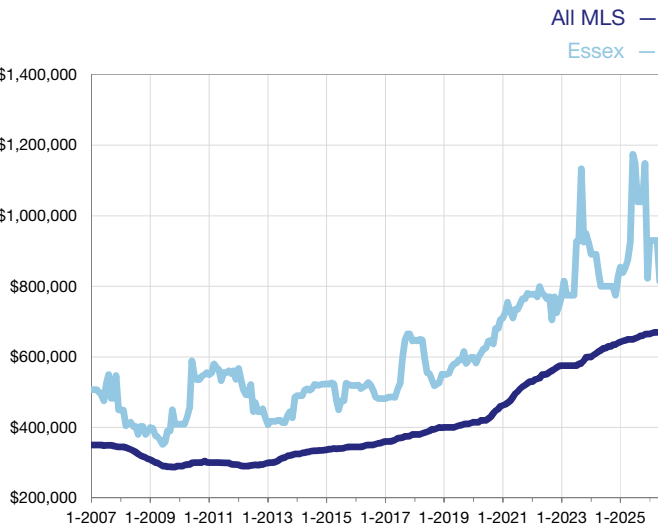
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	4	--	12	24	+ 100.0%
Closed Sales	4	5	+ 25.0%	13	22	+ 69.2%
Median Sales Price*	\$735,000	\$1,525,000	+ 107.5%	\$1,270,000	\$940,000	- 26.0%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	3.2	2.1	- 34.4%	--	--	--
Cumulative Days on Market Until Sale	27	59	+ 118.5%	53	40	- 24.5%
Percent of Original List Price Received*	102.4%	92.9%	- 9.3%	102.9%	96.9%	- 5.8%
New Listings	2	2	0.0%	16	28	+ 75.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	0	3	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$422,750	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	65	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	89.3%	--
New Listings	0	1	--	1	5	+ 400.0%

* 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

