Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Essex

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**3**	0.0%	16	**29**	+ 81.3%
Closed Sales	2	**0**	- 100.0%	15	**25**	+ 66.7%
Median Sales Price*	$547,500	**$0**	- 100.0%	$930,000	**$950,000**	+ 2.2%
Inventory of Homes for Sale	8	**3**	- 62.5%	--	--	--
Months Supply of Inventory	4.4	**1.0**	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	91	**0**	- 100.0%	58	**39**	- 32.8%
Percent of Original List Price Received*	86.9%	**0.0%**	- 100.0%	100.8%	**96.9%**	- 3.9%
New Listings	5	**2**	- 60.0%	23	**31**	+ 34.8%

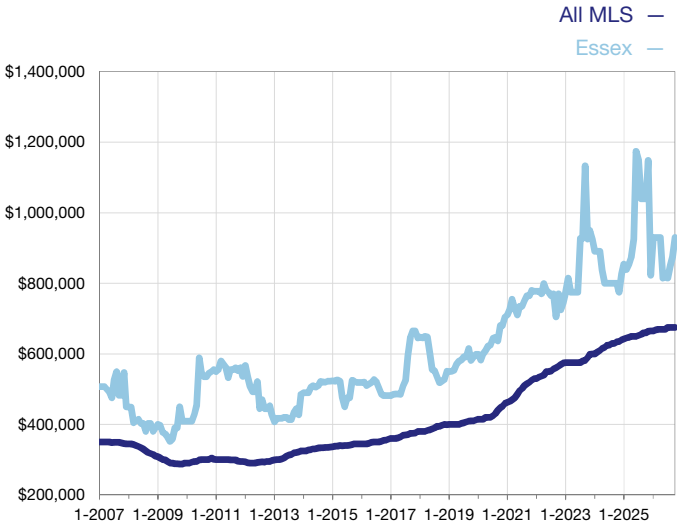
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

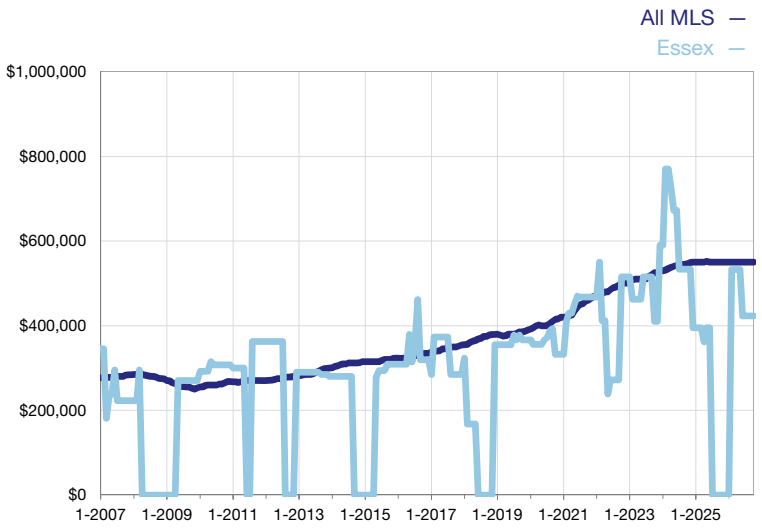
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	1	**3**	+ 200.0%
Closed Sales	0	**0**	--	0	**2**	--
Median Sales Price*	$0	**$0**	--	$0	**$422,750**	--
Inventory of Homes for Sale	1	**4**	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	**4.0**	+ 300.0%	--	--	--
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	1	**0**	- 100.0%	2	**6**	+ 200.0%

* 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



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