



## Essex County, MA May Housing Report 5/15/2019

March 2019 vs April 2019	Sold Price	Sold Units	Inventory	DOM 4/2019
Single Family	1.1%	10.1%	22.6%	52
Condos	(3.1%)	21.2%	4.3%	52
Multi-Family	5.3%	12.1%	6.3%	42
April 2018 vs April 2019	Sold Price	Sold Units	Inventory	DOM 4/2018
Single Family	(1.4%)	0.2%	28%	47
Condos	17%	8.8%	6.9%	43
Multi-Family	14.5%	(7.5%)	6.8%	31

**30 Year Fixed Rate Mortgage is now 4.12% (May 15, 2019)**

**Current Months of Inventory remains low.** A balanced market is 6 months of inventory.  
 Single Family Inventory 2.8 months, Condo Inventory 1.9 months, Multi-Family Inventory 1.9 months.

		April 2019	April 2018
<b>Single Family</b>	<b>Sold Price</b>	\$440,000	\$446,250
	<b>Sold Units</b>	413	412
	<b>Inventory</b>	1,717	1,341
<b>Condos</b>	<b>Sold Price</b>	\$310,000	\$265,000
	<b>Sold Units</b>	246	226
	<b>inventory</b>	696	651
<b>Multi-Family</b>	<b>Sold Price</b>	\$472,500	\$412,500
	<b>Sold Units</b>	74	80
	<b>Inventory</b>	203	190

Sold Price = Median Sale Price; Inventory = Units For Sale; Multi-Family = 2 to 4 Units; DOM = Days On Market.  
 Source MLSPIN via iMAX Web Solutions, 5-15-2019

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