Essex County, MA Housing Report July 2026, 8/22/2026

Single Family	**% Δ MoM July vs June**	**July 2026**	**June 2026**	**% Δ July 2026 vs 2025**	**July 2025**
Sold Median Price	(1.5%)	$802,700	$815,000	2.6%	$782,500
Sold Units	4.5%	539	516	8.9%	495
Days On Market	14.3%	32	28	10.3%	29
Months of Inventory*	(10.5%)	1.7	1.9	0.0%	1.7
Active Listings*	(8.1%)	913	993	6.5%	857
Condo	**% Δ MoM July vs June**	**July 2026**	**June 2026**	**% Δ July 2026 vs 2025**	**July 2025**
Sold Median Price	(7.0%)	$479,000	$515,000	(1.7%)	$487,500
Sold Units	(6.5%)	229	245	33.1%	172
Days On Market	(2.6%)	37	38	19.4%	31
Months of Inventory*	0.0%	2.3	2.3	(14.8%)	2.7
Active Listings*	(6.7%)	516	553	15.7%	446
Multi-Family, 2-4	**% Δ MoM July vs June**	**July 2026**	**June 2026**	**% Δ July 2026 vs 2025**	**July 2025**
Sold Median Price	(2.2%)	$827,500	$846,250	(2.6%)	$850,000
Sold Units	(18.6%)	57	70	0.0%	57
Days On Market	52.0%	38	25	40.7%	27
Months of Inventory*	26.3%	2.4	1.9	14.3%	2.1
Active Listings*	(0.7%)	134	135	9.8%	122

July Price Reductions, Active Listings: Single Family 18.8%; Condo 18.1%; Multi-Family 19.9%
Average Price Reductions: Single Family -4.99%; Condo -4.2%; Multi-Family -5.62%
30 Year Fixed Mortgage 6.77% (8/21/2026); **Job Openings 7.4 Mill** (June 2026) **Unemployment Rate: MA 4.4%** (July 2026); **US 4.1%, 6.9 Million Unemployed** (July 2026);
*Notes: *Months of Inventory: a balanced inventory is 6 months. *Active Listings = Average of all units for sale during period. Source MLSPIN via iMaxWebSolutions.com

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Housing Report, July vs June 2026: National vs Essex County, MA 8/22/2026:

National Housing Report (Homes and Condos): Prices and Unit Sales Fell
Unit sales fell -1.7% to 4.06 Million, median sale prices fell 1.5% to $434,100, Days On Market rose from 53 to 57. Active Listings rose +2.1% to 1.126 Million, Months of Inventory unchanged at 4.6 Months and 20% of Active Listings had price reductions. Homes sold for 99.1% of Asking Price.
National Bottom Line: South and West continue to shift to buyer favorable markets as inventory surges with new-home construction. However, the Northeast and Midwest remain highly competitive due to low inventory as new construction lags and buyers are attracted to lower priced inland markets as mortgage interest rates remain elevated.

Essex County MA: July 2026 vs June 2026- Summer Cooldown, Elevated Interest rates!
Month over month unit sales were mixed: Single Family up +4.5% to 539, Condos down -6.5% to 229 and 2-4 Multi-Families down -18.6% to 57. Median Sales Prices are down: Single Family -1.5% to $802,700, Condos -7.0% to $479,000 and Multi-Family -2.2% to $827,500. Days on Market were 32 for Single Family, 37 for Condos and 38 for Multi-Family.

Essex County MA: Median Sold Price to Median List Price Ratio - July 2026:
Single Family Sold for 100%; Condo Sold for 93.0%; Multi-Family Sold for 94.8%.
Active Listings With Price Reductions - June 2026: 18.8% of Single-Family, 18.1% of Condos and 19.9% of 2-4 Unit Multi-Family had price reductions. The average Price Reductions were: Single-Family -4.99%; Condo -4.2%; Multi-Family -5.62%.
Current Months of Inventory - a balanced market has 6 months of inventory:
Single-Family 1.7 months, Condo 2.3 months, 2-4 Unit Multi-Family 2.4 months.
Bottom line: Current low inventory favors sellers who price their properties correctly.

Essex County MA: Month Over Month Changes, July 2026 vs June 2026
- Median Sold Prices:
  Single-Family $802,700, -1.5%; Condo $479,000 -7.0%; 2-4 Units $827,500 -2.2%
- Units Sold:
  Single-Family 539, +4.5%; Condo 229, -6.5%; 2-4 Unit Multi-Family 57, -18.6%
- Average Number of Active Listings:
  Single-Family 913, -8.1%; Condo 516, -6.7%; 2-4 Unit Multi-Family 134, -0.7%

Essex County MA: Year Over Year Changes, July 2026 vs July 2025
- Median Sold Prices:
  Single-Family +2.6%; Condo -1.7%; 2-4 Unit Multi-Family -2.6%
- Units Sold:
  Single Family +8.9% , Condo +33.1%, 2-4 Unit Multi-Family +0.0%.
- Average Number of Active Listings:
  Single Family +6.5% , Condo +15.7%, 2-4 Unit Multi-Family +9.8%

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