



Essex County, MA Annual Housing Report 1/9/2020

Single Family	% Δ 2018-2019	2019	2018	% Δ 2017-2019	2017
Sold Median Price	4.4%	\$470,000	\$450,000	9.3%	\$430,000
Sold Units	2.7%	6,387	6,222	1.2%	6,311
Days On Market	2.2%	46	45	(6.1%)	49
Months of Inventory*	(11.1%)	2.4	2.7	(11.1%)	2.7
Active Listings*	(9.4%)	1,277	1,409	(10.1%)	1,420
Condos	% Δ 2018-2019	2019	2018	% Δ 2017-2019	2017
Sold Median Price	6.4%	\$318,000	\$299,000	13.6%	\$280,000
Sold Units	1.6%	2,862	2,817	(3.7%)	2,973
Days On Market	2.3%	45	44	(11.8%)	51
Months of Inventory*	0.0%	2.3	2.3	0.0%	2.3
Active Listings*	1.3%	541	534	(5.1%)	570
Multi-Family, 2-4	% Δ 2018-2019	2019	2018	% Δ 2017-2019	2017
Sold Median Price	9.1%	\$480,000	\$440,000	20.0%	\$400,000
Sold Units	(6.3%)	977	1,043	(8.9%)	1,073
Days On Market	2.9%	36	35	(12.2%)	41
Months of Inventory*	(17.9%)	2.3	2.8	(14.8%)	2.7
Active Listings*	(24.1%)	183	241	(24.1%)	241

30 Year Fixed Rate Mortgage 3.71% (1/9/2019); **MA Unemployment Rate 2.9%** (Nov 2019)

Notes: Months of Inventory = a balanced inventory is 6 months. Active Listings = Weighted Average of all units for sale during period. Source MLSPIN via IMaxWebSolutions.com



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Single Family	% Δ Prior Month	Dec 2019	Nov 2019	% Δ Prior Year	Dec 2018
Sold Median Price	(1.5%)	\$460,000	\$467,000	7.0%	\$429,950
Sold Units	6.2%	535	504	15.3%	464
Days On Market	28.6%	54	42	5.9%	51
Months of Inventory*	(33.3%)	1.6	2.4	(46.7%)	3.0
Active Listings*	(30.8%)	866	1,252	(37.4%)	1,383
Condos	% Δ Prior Month	Dec 2019	Nov 2019	% Δ Prior Year	Dec 2018
Sold Median Price	0.6%	\$326,900	\$325,000	12.7%	\$290,000
Sold Units	9.2%	250	229	28.2%	195
Days On Market	14.3%	48	42	4.3%	46
Months of Inventory*	(30.4%)	1.6	2.3	(42.9%)	2.8
Active Listings*	(24.4%)	410	542	(25.3%)	549
Multi-Family, 2-4	% Δ Prior Month	Dec 2019	Nov 2019	% Δ Prior Year	Dec 2018
Sold Median Price	5.3%	\$500,000	\$475,000	18.3%	\$422,500
Sold Units	22.8%	97	79	22.8%	79
Days On Market	(16.7%)	30	36	(18.9%)	37
Months of Inventory*	(40.9%)	1.3	2.2	(56.7%)	3.0
Active Listings*	(28.9%)	128	180	(45.8%)	236

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