



Essex County, MA Annual Housing Report 1/9/2022

Single Family	% Δ YoY 2021 vs 2020	Year 2021	Year 2020
Sold Median Price	13.5%	\$603,000	\$531,500
Sold Units	(2.0%)	6,016	6,139
Days On Market	(31.6%)	26	38
Months of Inventory*	(38.9%)	1.1	1.8
Active Listings*	(36.0%)	568	888
Condo	% Δ YoY 2021 vs 2020	Year 2021	Year 2020
Sold Median Price	10.3%	\$385,850	\$349,900
Sold Units	2.7%	2,910	2,833
Days On Market	(28.6%)	30	42
Months of Inventory*	(31.6%)	1.3	1.9
Active Listings*	(26.9%)	316	432
Multi-Family, 2-4	% Δ YoY 2021 vs 2020	Year 2021	Year 2020
Sold Median Price	15.7%	\$635,000	\$549,000
Sold Units	35.0%	1,068	791
Days On Market	(23.5%)	26	34
Months of Inventory*	(29.2%)	1.7	2.4
Active Listings*	(5.1%)	148	156

30 Year Fixed Rate Mortgage 3.5% (1/7/2022);

Unemployment Rate: MA 5.4% (Nov 2021); US 3.9% (Dec 2021) (Covid-19 recovery)

*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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