



Essex County, MA Annual Housing Report 1/23/2021

Single Family	% Δ 2020 vs 2019	2020	2019	% Δ 2019 vs 2018	2018
Sold Median Price	13.2%	\$532,000	\$470,000	4.4%	\$450,000
Sold Units	(4.0%)	6,133	6,390	2.7%	6,222
Days On Market	(17.4%)	38	46	2.2%	45
Months of Inventory*	(32.0%)	1.7	2.5	(10.7%)	2.8
Active Listings*	(35.7%)	855	1,330	(5.7%)	1,411
Condo	% Δ 2020 vs 2019	2020	2019	% Δ 2019 vs 2018	2018
Sold Median Price	10.0%	\$349,900	\$318,000	6.4%	\$299,000
Sold Units	(1.2%)	2,830	2,865	1.7%	2,817
Days On Market	(6.7%)	42	45	2.3%	44
Months of Inventory*	(25.0%)	1.8	2.4	4.3%	2.3
Active Listings*	(26.1%)	416	563	5.4%	534
Multi-Family, 2-4	% Δ 2020 vs 2019	2020	2019	% Δ 2019 vs 2018	2018
Sold Median Price	14.4%	\$549,000	\$480,000	9.1%	\$439,950
Sold Units	(19.2%)	789	977	(6.4%)	1,044
Days On Market	(5.6%)	34	36	2.9%	35
Months of Inventory*	(8.3%)	2.2	2.4	(14.3%)	2.8
Active Listings*	(26.5%)	144	196	(19.0%)	242

30 Year Fixed Rate Mortgage 2.80% (1/23/2021);

Unemployment Rate: MA 7.4% (Dec 2020); **US 6.7%** (Dec 2020) (**Covid-19**)

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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