



## Essex County, MA March Housing Report 4/14/2022

Single Family	% Δ MoM March vs Feb	March 2022	Feb 2022	% Δ March 2022 vs 2021	March 2021
Sold Median Price	6.3%	\$595,000	\$560,000	9.2%	\$545,000
Sold Units	26.4%	287	227	(7.4%)	310
Days On Market	(22.6%)	24	31	(22.6%)	31
Months of Inventory*	(7.7%)	1.2	1.3	(29.4%)	1.7
Active Listings*	3.3%	345	334	(33.7%)	520
Condo	% Δ MoM March vs Feb	March 2022	Feb 2022	% Δ March 2022 vs 2021	March 2021
Sold Median Price	17.7%	\$410,000	\$348,250	7.7%	\$380,628
Sold Units	29.3%	181	140	(7.7%)	196
Days On Market	13.3%	34	30	0.0%	34
Months of Inventory*	(25.0%)	0.9	1.2	(43.8%)	1.6
Active Listings*	(7.3%)	166	179	(47.0%)	313
Multi-Family, 2-4	% Δ MoM March vs Feb	March 2022	Feb 2022	% Δ March 2022 vs 2021	March 2021
Sold Median Price	8.2%	\$695,000	\$642,450	19.2%	\$583,000
Sold Units	37.5%	55	40	(12.7%)	63
Days On Market	(10.8%)	33	37	22.2%	27
Months of Inventory*	(6.7%)	1.4	1.5	(39.1%)	2.3
Active Listings*	10.3%	75	68	(47.9%)	144

**30 Year Fixed Rate Mortgage 5.15%** (4/14/2022); **Job Openings 11.3 Mill** (Feb 2022)

**Unemployment Rate: MA 4.7%** (Feb 2022); **US 3.6% - 6 Million Unemployed** (March 2022);

\*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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