



Essex County, MA April Housing Report 4/9/2020

Single Family	% Δ Prior Month	March 2020	Feb 2020	% Δ Prior Year	March 2019
Sold Median Price	(2.0%)	\$490,000	\$499,900	12.6%	\$435,000
Sold Units	33.1%	362	272	(4.2%)	378
Days On Market	(27.9%)	49	68	(10.9%)	55
Months of Inventory*	(11.5%)	2.3	2.6	(28.1%)	3.2
Active Listings*	7.9%	816	756	(31.8%)	1,196
Condos	% Δ Prior Month	March 2020	Feb 2020	% Δ Prior Year	March 2019
Sold Median Price	7.9%	\$345,200	\$320,000	7.9%	\$320,000
Sold Units	22.9%	188	153	(7.4%)	203
Days On Market	(25.9%)	43	58	(21.8%)	55
Months of Inventory*	(16.0%)	2.1	2.5	(19.2%)	2.6
Active Listings*	(5.2%)	386	407	(26.5%)	525
Multi-Family, 2-4	% Δ Prior Month	March 2020	Feb 2020	% Δ Prior Year	March 2019
Sold Median Price	13.4%	\$533,000	\$470,000	18.8%	\$448,750
Sold Units	53.7%	63	41	(4.5%)	66
Days On Market	(22.7%)	34	44	(24.4%)	45
Months of Inventory*	(28.6%)	2.0	2.8	(23.1%)	2.6
Active Listings*	6.6%	129	121	(24.1%)	170

30 Year Fixed Rate Mortgage 3.24% (4/9/2020); **MA Unemployment Rate 2.8%** (Feb 2020)

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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