



Essex County, MA April Housing Report 4/10/2021

Single Family	% Δ MoM March vs Feb	March 2021	Feb 2021	% Δ March 2021 vs 2020	March 2020
Sold Median Price	(1.1%)	\$545,000	\$551,250	11.2%	\$490,000
Sold Units	8.0%	309	286	(15.3%)	365
Days On Market	(16.2%)	31	37	(36.7%)	49
Months of Inventory*	16.7%	1.4	1.2	(48.1%)	2.7
Active Listings*	9.1%	420	385	(56.8%)	973
Condo	% Δ March vs Feb	March 2021	Feb 2021	% Δ March 2021 vs 2020	March 2020
Sold Median Price	2.7%	\$380,000	\$370,000	10.1%	\$345,200
Sold Units	22.6%	195	159	1.6%	192
Days On Market	(34.6%)	34	52	(19.0%)	42
Months of Inventory*	(13.3%)	1.3	1.5	(43.5%)	2.3
Active Listings*	(4.6%)	247	259	(44.7%)	447
Multi-Family, 2-4	% Δ March vs Feb	March 2021	Feb 2021	% Δ March 2021 vs 2020	March 2020
Sold Median Price	(1.4%)	\$579,000	\$587,250	8.6%	\$533,000
Sold Units	19.2%	62	52	(4.6%)	65
Days On Market	(15.2%)	28	33	(15.2%)	33
Months of Inventory*	(11.1%)	1.6	1.8	(40.7%)	2.7
Active Listings*	(4.9%)	98	103	(44.3%)	176

30 Year Fixed Rate Mortgage 3.29% (4/10/2021);

Unemployment Rate: MA 7.1% (Feb 2021); **US 6.0%** (March 2021) (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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