



## Essex County, MA August Housing Report 8/10/2022

Single Family	% Δ MoM July vs June	July 2022	June 2022	% Δ July 2022 vs 2021	July 2021
Sold Median Price	1.2%	\$691,150	\$683,200	12.4%	\$615,000
Sold Units	(16.7%)	523	628	(16.1%)	623
Days On Market	0.0%	21	21	(4.5%)	22
Months of Inventory*	18.2%	1.3	1.1	8.3%	1.2
Active Listings*	(5.8%)	703	746	(3.3%)	727
Condo	% Δ MoM July vs June	July 2022	June 2022	% Δ July 2022 vs 2021	July 2021
Sold Median Price	(2.3%)	\$430,000	\$440,000	14.7%	\$375,000
Sold Units	(24.9%)	196	261	(26.9%)	268
Days On Market	(7.7%)	24	26	(4.0%)	25
Months of Inventory*	40.0%	1.4	1.0	0.0%	1.4
Active Listings*	(2.2%)	272	278	(28.2%)	379
Multi-Family, 2-4	% Δ MoM July vs June	July 2022	June 2022	% Δ July 2022 vs 2021	Ju 2021
Sold Median Price	0.3%	\$692,000	\$690,000	4.1%	\$665,000
Sold Units	13.0%	87	77	(8.4%)	95
Days On Market	19.0%	25	21	13.6%	22
Months of Inventory*	(23.8%)	1.6	2.1	(27.3%)	2.2
Active Listings*	(15.0%)	142	167	(31.1%)	206

**30 Year Fixed Rate Mortgage 5.13%** (8/10/2022); **Job Openings 10.7 Mill** (June 2022)

**Unemployment Rate: MA 3.7%** (June 2022); **US 3.5% - 5.7 Million Unemployed** (July 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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