



Essex County, MA August Housing Report 8/10/2021

Single Family	% Δ MoM July vs June	July 2021	June 2021	% Δ July 2021 vs 2020	July 2020
Sold Median Price	(5.5%)	\$615,000	\$650,500	12.8%	\$545,000
Sold Units	(9.3%)	613	676	(10.2%)	683
Days On Market	4.8%	22	21	(35.3%)	34
Months of Inventory*	0.0%	1.0	1.0	(33.3%)	1.5
Active Listings*	(10.3%)	600	669	(39.8%)	996
Condo	% Δ July vs June	July 2021	June 2021	% Δ July 2021 vs 2020	July 2020
Sold Median Price	(3.8%)	\$375,000	\$389,820	8.7%	\$345,000
Sold Units	(19.1%)	266	329	(10.4%)	297
Days On Market	8.7%	25	23	(40.5%)	42
Months of Inventory*	10.0%	1.1	1.0	(31.3%)	1.6
Active Listings*	(14.2%)	289	337	(40.2%)	483
Multi-Family, 2-4	% Δ July vs June	July 2021	June 2021	% Δ July 2021 vs 2020	July 2020
Sold Median Price	3.9%	\$665,000	\$640,000	22.0%	\$545,000
Sold Units	(16.2%)	93	111	38.8%	67
Days On Market	0.0%	22	22	(38.9%)	36
Months of Inventory*	23.1%	1.6	1.3	(27.3%)	2.2
Active Listings*	(2.0%)	146	149	0.7%	145

30 Year Fixed Rate Mortgage 2.99% (8/10/2021);

Unemployment Rate: MA 4.9% (June 2021); **US 5.4%** (July 2021) **(Covid-19 recovery)**

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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