



Essex County, MA August Housing Report 8/8/2020

Single Family	% Δ MoM July vs June	July 2020	June 2020	% Δ July 2020 vs 2019	July 2019
Sold Median Price	2.8%	\$545,000	\$530,000	7.9%	\$504,900
Sold Units	30.2%	681	523	(9.4%)	752
Days On Market	(15.0%)	34	40	(10.5%)	38
Months of Inventory*	(33.3%)	1.2	1.8	(42.9%)	2.1
Active Listings*	(19.9%)	794	991	(49.8%)	1,582
Condos	% Δ July vs June	July 2020	June 2020	% Δ July 2020 vs 2019	July 2019
Sold Median Price	(0.4%)	\$345,000	\$346,500	11.3%	\$310,000
Sold Units	27.2%	295	232	9.3%	270
Days On Market	(16.0%)	42	50	13.5%	37
Months of Inventory*	(26.3%)	1.4	1.9	(41.7%)	2.4
Active Listings*	(13.1%)	405	466	(36.6%)	639
Multi-Family, 2-4	% Δ July vs June	July 2020	June 2020	% Δ July 2020 vs 2019	July 2019
Sold Median Price	(1.4%)	\$542,500	\$550,000	11.9%	\$485,000
Sold Units	37.5%	66	48	(20.5%)	83
Days On Market	(2.7%)	36	37	16.1%	31
Months of Inventory*	(38.5%)	1.6	2.6	(40.7%)	2.7
Active Listings*	(15.6%)	108	128	(52.2%)	226

30 Year Fixed Rate Mortgage 2.82% (8/8/2020);

Unemployment Rate: MA 17.4% (June 2020); **US 10.2%** (July 2020) (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

Sullivan Team
RE/MAX 360

Beverly, Danvers, Gloucester, Lynn, Marblehead, Peabody
Homes@SullivanTeam.com , 781-771-9929

