



## Essex County, MA December Housing Report 12/14/2020

Single Family	% Δ MoM Nov vs Oct	Nov 2020	Oct 2020	% Δ Nov 2020 vs 2019	Nov 2019
Sold Median Price	(0.4%)	\$539,000	\$541,000	15.2%	\$468,000
Sold Units	(1.7%)	628	639	24.4%	505
Days On Market	(17.6%)	28	34	(33.3%)	42
Months of Inventory*	(28.6%)	1.0	1.4	(61.5%)	2.6
Active Listings*	(23.1%)	675	878	(51.0%)	1,378
Condo	% Δ Nov vs Oct	Nov 2020	Oct 2020	% Δ Nov 2020 vs 2019	Nov 2019
Sold Median Price	5.8%	\$365,000	\$345,000	12.3%	\$325,000
Sold Units	(10.9%)	270	303	17.9%	229
Days On Market	27.3%	42	33	0.0%	42
Months of Inventory*	(13.3%)	1.3	1.5	(48.0%)	2.5
Active Listings*	(22.7%)	357	462	(39.6%)	591
Multi-Family, 2-4	% Δ Nov vs Oct	Nov 2020	Oct 2020	% Δ Nov 2020 vs 2019	Nov 2019
Sold Median Price	6.4%	\$580,000	\$545,000	22.1%	\$475,000
Sold Units	(14.8%)	69	81	(12.7%)	79
Days On Market	0.0%	25	25	(30.6%)	36
Months of Inventory*	0.0%	1.9	1.9	(26.9%)	2.6
Active Listings*	(13.1%)	133	153	(37.0%)	211

**30 Year Fixed Rate Mortgage 2.8%** (12/14/2020);

**Unemployment Rate: MA 7.4%** (Oct 2020); **US 6.7%** (Nov 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

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