



Essex County, MA December Housing Report 12/11/2021

Single Family	% Δ MoM Nov vs Oct	Nov 2021	Oct 2021	% Δ Nov 2021 vs 2020	Nov 2020
Sold Median Price	1.7%	\$610,000	\$600,000	13.4%	\$538,000
Sold Units	(7.5%)	527	570	(16.2%)	629
Days On Market	12.0%	28	25	0.0%	28
Months of Inventory*	(16.7%)	1.0	1.2	(23.1%)	1.3
Active Listings*	(26.9%)	520	711	(36.4%)	818
Condo	% Δ Nov vs Oct	Nov 2021	Oct 2021	% Δ Nov 2021 vs 2020	Nov 2020
Sold Median Price	10.7%	\$415,000	\$375,000	13.7%	\$365,000
Sold Units	32.0%	289	219	5.9%	273
Days On Market	7.4%	29	27	(31.0%)	42
Months of Inventory*	(43.8%)	0.9	1.6	(40.0%)	1.5
Active Listings*	(26.0%)	267	361	(38.6%)	435
Multi-Family, 2-4	% Δ Nov vs Oct	Nov 2021	Oct 2021	% Δ Nov 2021 vs 2020	Nov 2020
Sold Median Price	(0.6%)	\$656,000	\$660,000	13.1%	\$580,000
Sold Units	(5.9%)	95	101	31.9%	72
Days On Market	23.1%	32	26	28.0%	25
Months of Inventory*	(25.0%)	1.2	1.6	(47.8%)	2.3
Active Listings*	(24.5%)	120	159	(29.8%)	171

30 Year Fixed Rate Mortgage 3.20% (12/11/2021);

Unemployment Rate: MA 5.3% (October 2021); **US 4.2%** (Nov 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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