



Essex County, MA December Housing Report 12/11/2019

Single Family	% Δ Prior Month	Nov 2019	Oct 2019	% Δ Prior Year	Nov 2018
Sold Median Price	(1.3%)	\$468,500	\$474,450	5.3%	\$445,000
Sold Units	(10.7%)	502	562	(14.8%)	589
Days On Market	(8.7%)	42	46	(6.7%)	45
Months of Inventory*	(8.0%)	2.3	2.5	(17.9%)	2.8
Active Listings*	(17.5%)	1,176	1,425	(31.5%)	1,718
Condos	% Δ Prior Month	Nov 2019	Oct 2019	% Δ Prior Year	Nov 2018
Sold Median Price	(1.5%)	\$325,000	\$330,000	4.8%	\$310,000
Sold Units	(6.9%)	228	245	2.7%	222
Days On Market	0.0%	42	42	(17.6%)	51
Months of Inventory*	(8.3%)	2.2	2.4	(21.4%)	2.8
Active Listings*	(14.3%)	509	594	(21.5%)	648
Multi-Family	% Δ Prior Month	Nov 2019	Oct 2019	% Δ Prior Year	Nov 2018
Sold Median Price	(1.0%)	\$475,000	\$480,000	11.5%	\$426,000
Sold Units	0.0%	79	79	(6.0%)	84
Days On Market	12.5%	36	32	(5.3%)	38
Months of Inventory*	(20.0%)	2.0	2.5	(37.5%)	3.2
Active Listings*	(16.8%)	163	196	(42.0%)	281

30 Year Fixed Rate Mortgage 3.76% (12/11/2019); **MA Unemployment Rate 2.9%** (Oct 2019)

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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