



Essex County, MA February Housing Report 2/8/2021

Single Family	% Δ MoM Jan vs Dec	Jan 2021	Dec 2020	% Δ Jan 2021 vs 2020	Jan 2020
Sold Median Price	(2.0%)	\$529,000	\$540,000	11.4%	\$475,000
Sold Units	(40.8%)	352	595	0.9%	349
Days On Market	3.3%	31	30	(40.4%)	52
Months of Inventory*	11.1%	1.0	0.9	(58.3%)	2.4
Active Listings*	(33.1%)	344	514	(59.4%)	847
Condo	% Δ Jan vs Dec	Jan 2021	Dec 2020	% Δ Jan 2021 vs 2020	Jan 2020
Sold Median Price	(2.1%)	\$342,500	\$350,000	10.9%	\$308,950
Sold Units	(37.6%)	184	295	19.5%	154
Days On Market	25.7%	44	35	(10.2%)	49
Months of Inventory*	18.2%	1.3	1.1	(53.6%)	2.8
Active Listings*	(27.2%)	230	316	(47.0%)	434
Multi-Family, 2-4	% Δ Jan vs Dec	Jan 2021	Dec 2020	% Δ Jan 2021 vs 2020	Jan 2020
Sold Median Price	4.7%	\$597,000	\$570,000	11.1%	\$537,500
Sold Units	(29.4%)	77	109	20.3%	64
Days On Market	14.3%	32	28	(13.5%)	37
Months of Inventory*	(8.3%)	1.1	1.2	(52.2%)	2.3
Active Listings*	(35.7%)	81	126	(44.1%)	145

30 Year Fixed Rate Mortgage 2.85% (2/8/2021);

Unemployment Rate: MA 7.4% (Dec 2020); US 6.3% (Jan 2021) (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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