



Essex County, MA February Housing Report 2/11/2020

Single Family	% Δ Prior Month	Jan 2020	Dec 2019	% Δ Prior Year	Jan 2019
Sold Median Price	3.6%	\$476,500	\$460,000	8.5%	\$439,000
Sold Units	(35.3%)	347	536	(3.9%)	361
Days On Market	(3.7%)	52	54	(11.9%)	59
Months of Inventory*	5.6%	1.9	1.8	(38.7%)	3.1
Active Listings*	(29.3%)	675	955	(40.3%)	1,130
Condos	% Δ Prior Month	Jan 2020	Dec 2019	% Δ Prior Year	Jan 2019
Sold Median Price	(5.5%)	\$308,950	\$327,000	0.5%	\$307,500
Sold Units	(40.2%)	150	251	2.7%	146
Days On Market	2.1%	48	47	(9.4%)	53
Months of Inventory*	33.3%	2.4	1.8	(29.4%)	3.4
Active Listings*	(19.9%)	358	447	(27.4%)	493
Multi-Family, 2-4	% Δ Prior Month	Jan 2020	Dec 2019	% Δ Prior Year	Jan 2019
Sold Median Price	7.5%	\$537,500	\$500,000	16.2%	\$462,500
Sold Units	(36.1%)	62	97	(13.9%)	72
Days On Market	23.3%	37	30	(7.5%)	40
Months of Inventory*	6.7%	1.6	1.5	(42.9%)	2.8
Active Listings*	(32.2%)	99	146	(50.3%)	199

30 Year Fixed Rate Mortgage 3.47% (2/11/2020); **MA Unemployment Rate 2.8%** (Dec 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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