



## Essex County, MA February Housing Report 2/7/2022

Single Family	% Δ MoM Jan vs Dec	Jan 2022	Dec 2021	% Δ Jan 2022 vs 2021	Jan 2021
Sold Median Price	(4.2%)	\$575,000	\$600,000	9.1%	\$527,000
Sold Units	(38.5%)	324	527	(8.2%)	353
Days On Market	15.4%	30	26	(3.2%)	31
Months of Inventory*	0.0%	0.8	0.8	(38.5%)	1.3
Active Listings*	(40.6%)	258	434	(45.3%)	472
Condo	% Δ MoM Jan vs Dec	Jan 2022	Dec 2021	% Δ Jan 2022 vs 2021	Jan 2021
Sold Median Price	1.3%	\$399,000	\$394,000	14.0%	\$349,900
Sold Units	(38.2%)	160	259	(16.2%)	191
Days On Market	9.7%	34	31	(22.7%)	44
Months of Inventory*	11.1%	1.0	0.9	(37.5%)	1.6
Active Listings*	(27.4%)	167	230	(44.3%)	300
Multi-Family, 2-4	% Δ MoM Jan vs Dec	Jan 2022	Dec 2021	% Δ Jan 2022 vs 2021	Jan 2021
Sold Median Price	(1.5%)	\$650,000	\$659,900	8.9%	\$597,000
Sold Units	(45.9%)	60	111	(22.1%)	77
Days On Market	0.0%	24	24	(25.0%)	32
Months of Inventory*	(12.5%)	0.7	0.8	(58.8%)	1.7
Active Listings*	(51.7%)	43	89	(66.9%)	130

**30 Year Fixed Rate Mortgage 3.87%** (2/7/2022);

**Unemployment Rate: MA 3.9%** (Dec 2021); **US 4.0%** (Jan 2022) (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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