



Essex County, MA January Housing Report 1/11/2021

| Single Family | % Δ MoM Dec vs Nov | Dec 2020 | Nov 2020 | % Δ Dec 2020 vs 2019 | Dec 2019 |
|----------------------|-----------------------|-------------|-------------|-------------------------|-------------|
| Sold Median Price | 0.4% | \$540,000 | \$538,000 | 17.4% | \$460,000 |
| Sold Units | (5.7%) | 593 | 629 | 10.6% | 536 |
| Days On Market | 7.1% | 30 | 28 | (44.4%) | 54 |
| Months of Inventory* | (27.3%) | 0.8 | 1.1 | (60.0%) | 2.0 |
| Active Listings* | (37.2%) | 468 | 745 | (56.0%) | 1,064 |
| Condo | % Δ Dec vs Nov | Dec 2020 | Nov 2020 | % Δ Dec 2020 vs 2019 | Dec 2019 |
| Sold Median Price | (4.1%) | \$350,000 | \$365,000 | 6.9% | \$327,500 |
| Sold Units | 7.0% | 292 | 273 | 15.9% | 252 |
| Days On Market | (16.7%) | 35 | 42 | (25.5%) | 47 |
| Months of Inventory* | (28.6%) | 1.0 | 1.4 | (50.0%) | 2.0 |
| Active Listings* | (28.2%) | 285 | 397 | (42.3%) | 494 |
| Multi-Family, 2-4 | % Δ Dec vs Nov | Dec 2020 | Nov 2020 | % Δ Dec 2020 vs 2019 | Dec 2019 |
| Sold Median Price | (1.7%) | \$570,000 | \$580,000 | 14.0% | \$500,000 |
| Sold Units | 49.3% | 106 | 71 | 9.3% | 97 |
| Days On Market | 12.0% | 28 | 25 | (6.7%) | 30 |
| Months of Inventory* | (45.0%) | 1.1 | 2.0 | (38.9%) | 1.8 |
| Active Listings* | (24.2%) | 113 | 149 | (35.4%) | 175 |

30 Year Fixed Rate Mortgage 2.88% (1/10/2021);

Unemployment Rate: MA 6.7% (Nov 2020); **US 6.7%** (Dec 2020) (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

Sullivan Team
RE/MAX 360

Beverly, Danvers, Gloucester, Lynn, Marblehead, Peabody
Homes@SullivanTeam.com • 781-771-9929

