



## Essex County, MA January Housing Report 1/9/2020

| Single Family        | % Δ<br>Prior Month | Dec<br>2019 | Nov<br>2019 | % Δ<br>Prior Year | Dec<br>2018 |
|----------------------|--------------------|-------------|-------------|-------------------|-------------|
| Sold Median Price    | (1.5%)             | \$460,000   | \$467,000   | 7.0%              | \$429,950   |
| Sold Units           | 6.2%               | 535         | 504         | 15.3%             | 464         |
| Days On Market       | 28.6%              | 54          | 42          | 5.9%              | 51          |
| Months of Inventory* | (33.3%)            | 1.6         | 2.4         | (46.7%)           | 3.0         |
| Active Listings*     | (30.8%)            | 866         | 1,252       | (37.4%)           | 1,383       |
| Condos               | % Δ<br>Prior Month | Dec<br>2019 | Nov<br>2019 | % Δ<br>Prior Year | Dec<br>2018 |
| Sold Median Price    | 0.6%               | \$326,900   | \$325,000   | 12.7%             | \$290,000   |
| Sold Units           | 9.2%               | 250         | 229         | 28.2%             | 195         |
| Days On Market       | 14.3%              | 48          | 42          | 4.3%              | 46          |
| Months of Inventory* | (30.4%)            | 1.6         | 2.3         | (42.9%)           | 2.8         |
| Active Listings*     | (24.4%)            | 410         | 542         | (25.3%)           | 549         |
| Multi-Family, 2-4    | % Δ<br>Prior Month | Dec<br>2019 | Nov<br>2019 | % Δ<br>Prior Year | Dec<br>2018 |
| Sold Median Price    | 5.3%               | \$500,000   | \$475,000   | 18.3%             | \$422,500   |
| Sold Units           | 22.8%              | 97          | 79          | 22.8%             | 79          |
| Days On Market       | (16.7%)            | 30          | 36          | (18.9%)           | 37          |
| Months of Inventory* | (40.9%)            | 1.3         | 2.2         | (56.7%)           | 3.0         |
| Active Listings*     | (28.9%)            | 128         | 180         | (45.8%)           | 236         |

**30 Year Fixed Rate Mortgage 3.71%** (1/9/2019); **MA Unemployment Rate 2.9%** (Nov 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



RE/MAX Advantage Real Estate  
 Beverly, Gloucester, Peabody, Marblehead, Salem  
[Homes@FindAHomeInMA.com](mailto:Homes@FindAHomeInMA.com), 978-927-9100

