



## Essex County, MA July Housing Report 7/10/2021

Single Family	% Δ MoM June vs May	June 2021	May 2021	% Δ June 2021 vs 2020	June 2020
Sold Median Price	3.3%	\$651,000	\$630,000	22.8%	\$530,000
Sold Units	37.5%	671	488	28.1%	524
Days On Market	(25.0%)	21	28	(47.5%)	40
Months of Inventory*	(25.0%)	0.9	1.2	(55.0%)	2.0
Active Listings*	4.0%	600	577	(45.5%)	1,100
Condo	% Δ June vs May	June 2021	May 2021	% Δ June 2021 vs 2020	June 2020
Sold Median Price	(2.3%)	\$389,820	\$399,000	12.5%	\$346,500
Sold Units	34.6%	327	243	40.9%	232
Days On Market	(11.5%)	23	26	(54.0%)	50
Months of Inventory*	(30.8%)	0.9	1.3	(57.1%)	2.1
Active Listings*	(0.3%)	304	305	(40.0%)	507
Multi-Family, 2-4	% Δ June vs May	June 2021	May 2021	% Δ June 2021 vs 2020	June 2020
Sold Median Price	1.3%	\$640,000	\$632,000	16.4%	\$550,000
Sold Units	30.5%	107	82	122.9%	48
Days On Market	5.0%	21	20	(43.2%)	37
Months of Inventory*	(31.3%)	1.1	1.6	(63.3%)	3.0
Active Listings*	(6.9%)	122	131	(17.0%)	147

**30 Year Fixed Rate Mortgage 3.04%** (7/10/2021);

**Unemployment Rate: MA 6.1%** (May 2021); **US 5.9%** (June 2021) **(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

Sullivan Team  
RE/MAX 360

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

