



Essex County, MA July Housing Report 7/13/2022

Single Family	% Δ MoM June vs May	June 2022	May 2022	% Δ June 2022 vs 2021	June 2021
Sold Median Price	3.4%	\$684,950	\$662,500	5.4%	\$650,000
Sold Units	34.8%	628	466	(7.2%)	677
Days On Market	5.0%	21	20	0.0%	21
Months of Inventory*	(16.7%)	1.0	1.2	0.0%	1.0
Active Listings*	19.3%	679	569	(6.0%)	722
Condo	% Δ MoM June vs May	June 2022	May 2022	% Δ June 2022 vs 2021	June 2021
Sold Median Price	1.1%	\$439,950	\$435,000	12.8%	\$389,910
Sold Units	0.4%	258	257	(21.8%)	330
Days On Market	13.0%	26	23	13.0%	23
Months of Inventory*	11.1%	1.0	0.9	(9.1%)	1.1
Active Listings*	10.4%	254	230	(32.6%)	377
Multi-Family, 2-4	% Δ MoM June vs May	June 2022	May 2022	% Δ June 2022 vs 2021	June 2021
Sold Median Price	(10.7%)	\$685,000	\$767,000	6.2%	\$645,000
Sold Units	26.7%	76	60	(32.1%)	112
Days On Market	5.0%	21	20	(4.5%)	22
Months of Inventory*	(16.7%)	2.0	2.4	25.0%	1.6
Active Listings*	8.4%	155	143	(16.2%)	185

30 Year Fixed Rate Mortgage 5.71% (7/12/2022); **Job Openings 11.3 Mill** (May 2022)

Unemployment Rate: MA 3.9% (May 2022); **US 3.6% - 5.9 Million Unemployed** (June 2022);

*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, Gloucester, Lynn, Marblehead, Peabody, Topsfield, MA
Homes@SullivanTeam.com • 781-771-9929

