



## Essex County, MA July Housing Report 7/9/2020

Single Family	% Δ June vs May	June 2020	May 2020	% Δ June 2020 vs 2019	June 2019
Sold Median Price	8.2%	\$530,000	\$490,000	7.1%	\$495,000
Sold Units	18.1%	521	441	(26.0%)	704
Days On Market	8.1%	40	37	0.0%	40
Months of Inventory*	(26.1%)	1.7	2.3	(26.1%)	2.3
Active Listings*	(3.5%)	908	941	(45.6%)	1,669
Condos	% Δ June vs May	June 2020	May 2020	% Δ June 2020 vs 2019	June 2019
Sold Median Price	4.5%	\$345,000	\$330,000	11.3%	\$310,000
Sold Units	63.8%	231	141	(18.4%)	283
Days On Market	25.6%	49	39	22.5%	40
Months of Inventory*	(40.0%)	1.8	3.0	(21.7%)	2.3
Active Listings*	1.4%	431	425	(34.8%)	661
Multi-Family, 2-4	% Δ June vs May	June 2020	May 2020	% Δ June 2020 vs 2019	June 2019
Sold Median Price	7.6%	\$537,500	\$499,500	9.0%	\$493,000
Sold Units	(14.8%)	46	54	(44.6%)	83
Days On Market	22.6%	38	31	31.0%	29
Months of Inventory*	(8.3%)	2.2	2.4	(12.0%)	2.5
Active Listings*	(19.4%)	104	129	(50.9%)	212

**30 Year Fixed Rate Mortgage 2.92% (7/9/2020)**

**Unemployment Rate: MA 16.3% (May 2020); US 11.1% (June 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

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