



Essex County, MA June Housing Report 6/10/2021

Single Family	% Δ MoM May vs April	May 2021	April 2021	% Δ May 2021 vs 2020	May 2020
Sold Median Price	5.7%	\$635,000	\$600,500	29.6%	\$490,000
Sold Units	14.3%	487	426	18.2%	412
Days On Market	3.7%	28	27	(24.3%)	37
Months of Inventory*	(8.3%)	1.1	1.2	(56.0%)	2.5
Active Listings*	(0.2%)	522	523	(49.9%)	1,042
Condo	% Δ May vs April	May 2021	April 2021	% Δ May 2021 vs 2020	May 2020
Sold Median Price	10.2%	\$399,000	\$362,000	20.9%	\$330,000
Sold Units	8.1%	241	223	70.9%	141
Days On Market	(10.3%)	26	29	(33.3%)	39
Months of Inventory*	(21.4%)	1.1	1.4	(66.7%)	3.3
Active Listings*	(12.4%)	275	314	(41.0%)	466
Multi-Family, 2-4	% Δ May vs April	May 2021	April 2021	% Δ May 2021 vs 2020	May 2020
Sold Median Price	1.1%	\$632,000	\$625,000	26.5%	\$499,500
Sold Units	(4.8%)	79	83	46.3%	54
Days On Market	(23.1%)	20	26	(35.5%)	31
Months of Inventory*	0.0%	1.5	1.5	(46.4%)	2.8
Active Listings*	(10.0%)	117	130	(22.5%)	151

30 Year Fixed Rate Mortgage 3.08% (6/10/2021);

Unemployment Rate: MA 6.5% (April 2021); **US 5.8%** (May 2021) (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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