



## Essex County, MA June Housing Report 6/6/2020

Single Family	% Δ May vs April	May 2020	April 2020	% Δ May 2020 vs 2019	May 2019
Sold Median Price	(2.0%)	\$490,000	\$500,000	3.2%	\$475,000
Sold Units	21.7%	409	336	(29.5%)	580
Days On Market	0.0%	37	37	(17.8%)	45
Months of Inventory*	(16.7%)	2.0	2.4	(25.9%)	2.7
Active Listings*	(0.8%)	828	835	(47.5%)	1,578
Condos	% Δ May vs April	May 2020	April 2020	% Δ May 2020 vs 2019	May 2019
Sold Median Price	(1.5%)	\$330,000	\$335,000	0.8%	\$327,450
Sold Units	(16.6%)	141	169	(49.3%)	278
Days On Market	(15.2%)	39	46	(4.9%)	41
Months of Inventory*	22.7%	2.7	2.2	22.7%	2.2
Active Listings*	2.4%	386	377	(35.9%)	602
Multi-Family, 2-4	% Δ May vs April	May 2020	April 2020	% Δ May 2020 vs 2019	May 2019
Sold Median Price	0.2%	\$501,000	\$500,000	6.6%	\$470,000
Sold Units	15.2%	53	46	(38.4%)	86
Days On Market	(11.8%)	30	34	(9.1%)	33
Months of Inventory*	(28.6%)	2.0	2.8	(9.1%)	2.2
Active Listings*	(21.6%)	105	134	(45.3%)	192

**30 Year Fixed Rate Mortgage 3.24% (6/6/2020);**

**Unemployment Rate: MA 15.1% (April 2020); US 13.3% (May 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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