



## Essex County, MA February Housing Report 3/10/2022

Single Family	% Δ MoM Feb vs Jan	Feb 2022	Jan 2022	% Δ Feb 2022 vs 2021	Feb 2021
Sold Median Price	(2.6%)	\$560,000	\$575,000	1.6%	\$551,250
Sold Units	(30.3%)	225	323	(21.3%)	286
Days On Market	3.3%	31	30	(16.2%)	37
Months of Inventory*	33.3%	1.2	0.9	(14.3%)	1.4
Active Listings*	(3.3%)	293	303	(34.0%)	444
Condo	% Δ MoM Feb vs Jan	Feb 2022	Jan 2022	% Δ Feb 2022 vs 2021	Feb 2021
Sold Median Price	(12.7%)	\$348,250	\$399,000	(5.9%)	\$370,000
Sold Units	(16.8%)	134	161	(15.7%)	159
Days On Market	(17.1%)	29	35	(44.2%)	52
Months of Inventory*	(8.3%)	1.1	1.2	(35.3%)	1.7
Active Listings*	(19.7%)	159	198	(46.6%)	298
Multi-Family, 2-4	% Δ MoM Feb vs Jan	Feb 2022	Jan 2022	% Δ Feb 2022 vs 2021	Feb 2021
Sold Median Price	(1.2%)	\$642,450	\$650,000	9.4%	\$587,250
Sold Units	(34.4%)	40	61	(23.1%)	52
Days On Market	54.2%	37	24	12.1%	33
Months of Inventory*	30.0%	1.3	1.0	(40.9%)	2.2
Active Listings*	0.0%	58	58	(54.3%)	127

**30 Year Fixed Rate Mortgage 4.28%** (3/10/2022); **Job Openings 11.3 Mill** (Jan 2022)

**Unemployment Rate: MA 4.6%** (Dec 2021); **US 3.8% - 6.3 Million Unemployed** (Feb 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



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