



## Essex County March Housing Report 3/15/2019

Jan 2019 vs Feb 2019	Price Change	Sales Change	Inventory Feb 2019
Homes	1.3%	(20.1%)	2.9
Condos	(12.2%)	(0.7%)	2.8
Multi-Family	(3.5%)	(12.3%)	2
Feb 2018 vs Feb 2019	Price	Sales	Inventory Feb 2018
Homes	11.3%	4.6%	3.2
Condos	3.8%	(4%)	2.6
Multi-Family	9%	52.4%	4
Prices = Median Prices; Sales = Unit Sales; Inventory = Months of Inventory			
Source MLSPIN via iMAX Web Solutions, 3-15-2019			

### 30 Year Fixed Rate Mortgage is now 4.4% (March 15, 2019)

**Current Months of Inventory remains low.** Single Family inventory is 2.9 months, Condo inventory is 2.8 months and Multi-Family inventory is 2 months. A balanced market is 6 months of inventory.

**Single Family Prices** rose 1.3% from January to \$445,000 and **Year Over Year Prices** rose 11.3%. **Single Family Sales** plummeted 20.1% to 294 from January but **Year Over Year Sales** rose 4.6%. **Single Family inventory** fell 3.5% to 1,359 from January and **Year Over Year Inventory** fell 5.9%.

**Condo Prices** fell 12.2% to \$270,000 from January but **Year Over Year Prices** rose 3.8%. **Condo Sales** fell 0.7% to 145 from January and **Year Over Year Sales** fell 4%. **Condo inventory** rose 0.8% to 657 from January and **Year Over Year Inventory** rose 2.3%.

**Multi-Family Prices** fell 3.5% to \$448,500 from January but **Year Over Year Prices** rose 9%. **Multi-Family Sales** fell 12.3% to 64 from January but **Year Over Year Sales** rose 52.4%. **Multi-Family inventory** fell 18.7% to 208 from January and **Year Over Year Inventory** fell 24.9%.

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# RE/MAX ADVANTAGE ESSEX COUNTY HOUSING REPORT

## January 2019 vs February 2019

Period	# For Sale	# Sold	Median Sale \$	Days On Market	Inventory Months
<b>Essex County Single Family Sales</b>					
Feb 2019	1,359	294	\$445,000	61	2.9
Jan 2019	1,409	368	\$439,500	59	2.8
Change	-3.5%	-20.1%	1.3%	3.4%	

<b>Essex County Condo Sales</b>					
Feb 2019	657	145	\$270,000	58	2.8
Jan 2019	653	146	\$307,500	53	3.1
Change	0.8%	-0.7%	-12.2%	9.4%	

<b>Essex County Multi-Family 2-4 Units Sales</b>					
Feb 2019	208	64	\$448,500	47	2
Jan 2019	259	73	\$465,000	40	2.4
Change	-18.7%	-12.3%	-3.5%	17.5%	

**Essex County towns,** <http://findahomeinma.com/Properties/Reports/Public/Charts.php>  
Source: MLSPIN data as of March 14, 2019 via [iMaxWebSolutions.com](http://iMaxWebSolutions.com)

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# RE/MAX ADVANTAGE ESSEX COUNTY HOUSING REPORT

## February 2018 vs February 2019

Period	# For Sale	# Sold	Median Sale \$	Days On Market	Inventory Months
<b>Essex County Single Family Sales</b>					
Feb 2019	1,359	294	\$445,000	61	2.9
Feb 2018	1,444	281	\$400,000	60	3.2
Change	-5.9%	4.6%	11.3%	1.7%	

<b>Essex County Condo Sales</b>					
Feb 2019	657	145	\$270,000	58	2.8
Feb 2018	642	151	\$260,000	62	2.6
Change	2.3%	-4%	3.8%	-6.5%	

<b>Essex County Multi-Family 2-4 Units Sales</b>					
Feb 2019	208	64	\$448,500	47	2
Feb 2018	277	42	\$411,500	43	4
Change	-24.9%	52.4%	9%	9.3%	

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# RE/MAX ADVANTAGE ESSEX COUNTY HOUSING REPORT

## December - February 2018 vs December - February 2019

Period	# For Sale	# Sold	Median Sale \$	Days On Market	Inventory Months
<b>Essex County Single Family Sales</b>					
3 Mos 2019	2,471	1,129	\$435,000	56	3.2
3 Mos 2018	2,421	1,180	\$425,000	55	2.9
Change	2.1%	-4.3%	2.4%	1.8%	

<b>Essex County Condo Sales</b>					
3 Mos 2019	1,113	485	\$290,000	52	3.0
3 Mos 2018	1,087	559	\$280,000	56	2.5
Change	2.4%	-13.2%	3.6%	-7.1%	

<b>Essex County Multi-Family 2-4 Units Sales</b>					
3 Mos 2019	434	215	\$449,900	41	2.8
3 Mos 2018	473	213	\$410,000	41	2.8
Change	-8.2%	0.9%	9.7%	0%	

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# RE/MAX ADVANTAGE ESSEX COUNTY HOUSING REPORT

## September - February 2018 vs September - February 2019

Period	# For Sale	# Sold	Median Sale \$	Days On Market	Inventory Months
<b>Essex County Single Family Sales</b>					
6 mos 2019	4,653	2,784	\$440,000	49	3.1
6 mos 2018	4,626	2,896	\$426,000	50	2.8
Change	0.6%	-3.9%	3.3%	-2%	

<b>Essex County Condo Sales</b>					
6 mos 2019	1,977	1,174	\$299,900	48	2.8
6 mos 2018	1,970	1,291	\$280,000	51	2.5
Change	0.4%	-9.1%	7.1%	-5.9%	

<b>Essex County Multi-Family 2-4 Units Sales</b>					
6 mos 2019	827	503	\$442,000	39	2.7
6 mos 2018	869	523	\$413,500	38	2.7
Change	-4.8%	-3.8%	6.9%	2.6%	

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