



Essex County, MA March Housing Report 3/11/2020

Single Family	% Δ Prior Month	Feb 2020	Jan 2020	% Δ Prior Year	Feb 2019
Sold Median Price	5.1%	\$499,900	\$475,750	12.3%	\$445,000
Sold Units	(22.4%)	270	348	(7.8%)	293
Days On Market	30.8%	68	52	9.7%	62
Months of Inventory*	9.5%	2.3	2.1	(32.4%)	3.4
Active Listings*	(9.4%)	668	737	(39.1%)	1,097
Condos	% Δ Prior Month	Feb 2020	Jan 2020	% Δ Prior Year	Feb 2019
Sold Median Price	3.3%	\$320,000	\$309,900	18.5%	\$270,000
Sold Units	(1.3%)	151	153	1.3%	149
Days On Market	22.9%	59	48	3.5%	57
Months of Inventory*	(15.4%)	2.2	2.6	(29.0%)	3.1
Active Listings*	(9.3%)	359	396	(29.7%)	511
Multi-Family, 2-4	% Δ Prior Month	Feb 2020	Jan 2020	% Δ Prior Year	Feb 2019
Sold Median Price	(12.6%)	\$470,000	\$537,500	4.1%	\$451,500
Sold Units	(35.9%)	41	64	(37.9%)	66
Days On Market	18.9%	44	37	(4.3%)	46
Months of Inventory*	27.8%	2.3	1.8	(4.2%)	2.4
Active Listings*	(12.3%)	100	114	(43.8%)	178

30 Year Fixed Rate Mortgage 3.25% (3/11/2020); **MA Unemployment Rate 2.8%** (Dec 2019)

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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