



Essex County, MA March Housing Report 3/9/2021

Single Family	% Δ MoM Feb vs Jan	Feb 2021	Jan 2021	% Δ Feb 2021 vs 2020	Feb 2020
Sold Median Price	4.6%	\$552,500	\$528,000	10.5%	\$499,900
Sold Units	(19.3%)	285	353	4.4%	273
Days On Market	19.4%	37	31	(45.6%)	68
Months of Inventory*	0.0%	1.1	1.1	(59.3%)	2.7
Active Listings*	(15.1%)	344	405	(58.7%)	833
Condo	% Δ Feb vs Jan	Feb 2021	Jan 2021	% Δ Feb 2021 vs 2020	Feb 2020
Sold Median Price	7.2%	\$370,000	\$345,000	13.7%	\$325,500
Sold Units	(15.9%)	159	189	4.6%	152
Days On Market	15.9%	51	44	(13.6%)	59
Months of Inventory*	(7.1%)	1.3	1.4	(50.0%)	2.6
Active Listings*	(12.4%)	227	259	(47.6%)	433
Multi-Family, 2-4	% Δ Feb vs Jan	Feb 2021	Jan 2021	% Δ Feb 2021 vs 2020	Feb 2020
Sold Median Price	(1.2%)	\$590,000	\$597,000	25.5%	\$470,000
Sold Units	(33.8%)	51	77	24.4%	41
Days On Market	6.3%	34	32	(22.7%)	44
Months of Inventory*	15.4%	1.5	1.3	(53.1%)	3.2
Active Listings*	(13.0%)	87	100	(40.0%)	145

30 Year Fixed Rate Mortgage 3.26% (3/9/2021);

Unemployment Rate: MA 7.4% (Dec 2020); **US 6.3%** (Feb 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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