



Essex County, MA May Housing Report 5/8/2020

Single Family	% Δ Prior Month	April 2020	March 2020	% Δ Prior Year	April 2019
Sold Median Price	2.7%	\$503,000	\$490,000	14.3%	\$440,000
Sold Units	(9.3%)	331	365	(20.2%)	415
Days On Market	(26.5%)	36	49	(30.8%)	52
Months of Inventory*	(8.3%)	2.2	2.4	(29.0%)	3.1
Active Listings*	(14.2%)	756	881	(43.2%)	1,331
Condos	% Δ Prior Month	April 2020	March 2020	% Δ Prior Year	April 2019
Sold Median Price	(2.9%)	\$335,000	\$345,000	8.1%	\$310,000
Sold Units	(15.2%)	162	191	(34.4%)	247
Days On Market	7.1%	45	42	(13.5%)	52
Months of Inventory*	(4.8%)	2.0	2.1	(4.8%)	2.1
Active Listings*	(14.5%)	343	401	(36.7%)	542
Multi-Family, 2-4	% Δ Prior Month	April 2020	March 2020	% Δ Prior Year	April 2019
Sold Median Price	(5.3%)	\$505,000	\$533,000	6.9%	\$472,500
Sold Units	(32.3%)	44	65	(40.5%)	74
Days On Market	3.0%	34	33	(19.0%)	42
Months of Inventory*	8.7%	2.5	2.3	8.7%	2.3
Active Listings*	(24.0%)	114	150	(35.2%)	176

30 Year Fixed Rate Mortgage 3.2% (5/8/2020);

MA Unemployment Rate 2.9% (March 2020); US Unemployment 14.7% (April 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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