



## Essex County, MA May Housing Report 5/7/2022

| Single Family        | % Δ MoM<br>April vs March | April<br>2022 | March<br>2022 | % Δ April<br>2022 vs 2021 | April<br>2021 |
|----------------------|---------------------------|---------------|---------------|---------------------------|---------------|
| Sold Median Price    | 4.4%                      | \$622,475     | \$596,250     | 3.7%                      | \$600,000     |
| Sold Units           | 13.9%                     | 328           | 288           | (23.0%)                   | 426           |
| Days On Market       | 0.0%                      | 24            | 24            | (11.1%)                   | 27            |
| Months of Inventory* | (7.7%)                    | 1.2           | 1.3           | (7.7%)                    | 1.3           |
| Active Listings*     | 10.4%                     | 405           | 367           | (29.8%)                   | 577           |
| Condo                | % Δ MoM<br>April vs March | April<br>2022 | March<br>2022 | % Δ April<br>2022 vs 2021 | April<br>2021 |
| Sold Median Price    | 7.3%                      | \$440,000     | \$410,000     | 20.1%                     | \$366,250     |
| Sold Units           | 9.9%                      | 200           | 182           | (11.5%)                   | 226           |
| Days On Market       | (12.1%)                   | 29            | 33            | (3.3%)                    | 30            |
| Months of Inventory* | 0.0%                      | 1.0           | 1.0           | (33.3%)                   | 1.5           |
| Active Listings*     | 12.1%                     | 204           | 182           | (40.7%)                   | 344           |
| Multi-Family, 2-4    | % Δ MoM<br>April vs March | April<br>2022 | March<br>2022 | % Δ April<br>2022 vs 2021 | April<br>2021 |
| Sold Median Price    | (2.9%)                    | \$675,000     | \$695,000     | 8.0%                      | \$625,000     |
| Sold Units           | 14.5%                     | 63            | 55            | (25.0%)                   | 84            |
| Days On Market       | (24.2%)                   | 25            | 33            | (3.8%)                    | 26            |
| Months of Inventory* | (6.7%)                    | 1.4           | 1.5           | (26.3%)                   | 1.9           |
| Active Listings*     | 12.2%                     | 92            | 82            | (42.9%)                   | 161           |

**30 Year Fixed Rate Mortgage 5.64%** (5/7/2022); **Job Openings 11.5 Mill** (March 2022)

**Unemployment Rate: MA 4.3%** (March 2022); **US 3.6% - 5.9 Million Unemployed** (April 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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