



Essex County, MA May Housing Report 5/9/2021

Single Family	% Δ MoM April vs March	April 2021	March 2021	% Δ April 2021 vs 2020	April 2020
Sold Median Price	10.9%	\$604,250	\$545,000	20.8%	\$500,000
Sold Units	35.9%	420	309	23.9%	339
Days On Market	(12.9%)	27	31	(27.0%)	37
Months of Inventory*	(26.7%)	1.1	1.5	(59.3%)	2.7
Active Listings*	(2.1%)	461	471	(51.7%)	955
Condo	% Δ April vs March	April 2021	March 2021	% Δ April 2021 vs 2020	April 2020
Sold Median Price	(4.5%)	\$363,500	\$380,628	8.5%	\$335,000
Sold Units	13.3%	222	196	31.4%	169
Days On Market	(14.7%)	29	34	(37.0%)	46
Months of Inventory*	(14.3%)	1.2	1.4	(50.0%)	2.4
Active Listings*	(1.4%)	277	281	(34.5%)	423
Multi-Family, 2-4	% Δ April vs March	April 2021	March 2021	% Δ April 2021 vs 2020	April 2020
Sold Median Price	7.2%	\$625,000	\$583,000	25.0%	\$500,000
Sold Units	30.2%	82	63	78.3%	46
Days On Market	0.0%	27	27	(20.6%)	34
Months of Inventory*	(31.6%)	1.3	1.9	(61.8%)	3.4
Active Listings*	(9.4%)	106	117	(34.6%)	162

30 Year Fixed Rate Mortgage 3.02% (5/9/2021);

Unemployment Rate: MA 6.8% (March 2021); US 6.1% (April 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

Sullivan Team
RE/MAX 360

Beverly, Danvers, Gloucester, Lynn, Marblehead, Peabody
Homes@SullivanTeam.com • 781-771-9929

