



Essex County, MA November Housing Report 11/12/2020

Single Family	% Δ MoM Oct vs Sep	Oct 2020	Sep 2020	% Δ Oct 2020 vs 2019	Oct 2019
Sold Median Price	(3.8%)	\$541,000	\$562,165	14.9%	\$471,000
Sold Units	(1.9%)	635	647	12.6%	564
Days On Market	3.0%	34	33	(26.1%)	46
Months of Inventory*	0.0%	1.3	1.3	(51.9%)	2.7
Active Listings*	(3.9%)	809	842	(47.6%)	1,544
Condos	% Δ Oct vs Sep	Oct 2020	Sep 2020	% Δ Oct 2020 vs 2019	Oct 2019
Sold Median Price	(11.5%)	\$345,000	\$389,950	4.5%	\$330,000
Sold Units	(3.8%)	302	314	23.3%	245
Days On Market	(10.5%)	34	38	(19.0%)	42
Months of Inventory*	7.7%	1.4	1.3	(46.2%)	2.6
Active Listings*	(4.8%)	416	437	(35.4%)	644
Multi-Family, 2-4	% Δ Oct vs Sep	Oct 2020	Sep 2020	% Δ Oct 2020 vs 2019	Oct 2019
Sold Median Price	(11.7%)	\$545,000	\$617,000	13.6%	\$479,750
Sold Units	0.0%	80	80	0.0%	80
Days On Market	(40.5%)	25	42	(21.9%)	32
Months of Inventory*	0.0%	1.7	1.7	(39.3%)	2.8
Active Listings*	(2.9%)	135	139	(40.5%)	227

30 Year Fixed Rate Mortgage 2.98% (11/12/2020);

Unemployment Rate: MA 9.5% (Sep 2020); **US 6.9%** (Oct 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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