



## Essex County, MA November Housing Report 11/12/2021

Single Family	% Δ MoM Oct vs Sep	Oct 2021	Sep 2021	% Δ Oct 2021 vs 2020	Oct 2020
Sold Median Price	0.0%	\$600,000	\$600,000	11.0%	\$540,500
Sold Units	(2.2%)	567	580	(11.4%)	640
Days On Market	8.7%	25	23	(26.5%)	34
Months of Inventory*	0.0%	1.2	1.2	(20.0%)	1.5
Active Listings*	(11.4%)	655	739	(32.1%)	965
Condo	% Δ Oct vs Sep	Oct 2021	Sep 2021	% Δ Oct 2021 vs 2020	Oct 2020
Sold Median Price	(5.1%)	\$375,000	\$395,000	8.7%	\$345,000
Sold Units	(16.2%)	218	260	(28.1%)	303
Days On Market	22.7%	27	22	(18.2%)	33
Months of Inventory*	14.3%	1.6	1.4	0.0%	1.6
Active Listings*	(8.4%)	340	371	(31.9%)	499
Multi-Family, 2-4	% Δ Oct vs Sep	Oct 2021	Sep 2021	% Δ Oct 2021 vs 2020	Oct 2020
Sold Median Price	8.2%	\$660,000	\$610,000	21.1%	\$545,000
Sold Units	(4.7%)	101	106	24.7%	81
Days On Market	0.0%	26	26	4.0%	25
Months of Inventory*	(12.5%)	1.4	1.6	(33.3%)	2.1
Active Listings*	(18.9%)	146	180	(14.6%)	171

**30 Year Fixed Rate Mortgage 3.23%** (11/12/2021);

**Unemployment Rate: MA 5.2%** (September 2021); **US 4.6%** (Oct 2021) (Covid-19 recovery)

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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