



Essex County, MA September Housing Report 10/18/2022

| Single Family | % Δ MoM Sep vs Aug | Sep 2022 | Aug 2022 | % Δ Sep 2022 vs 2021 | Sep 2021 |
|----------------------|------------------------|-------------|-------------|-------------------------|-------------|
| Sold Median Price | 1.5% | \$660,000 | \$650,000 | 10.0% | \$600,000 |
| Sold Units | (10.2%) | 529 | 589 | (8.8%) | 580 |
| Days On Market | 16.0% | 29 | 25 | 26.1% | 23 |
| Months of Inventory* | 0.0% | 1.3 | 1.3 | (7.1%) | 1.4 |
| Active Listings* | (8.9%) | 705 | 774 | (10.4%) | 787 |
| Condo | % Δ MoM Sep vs Aug | Sep 2022 | Aug 2022 | % Δ Sep 2022 vs 2021 | Sep 2021 |
| Sold Median Price | 0.3% | \$429,350 | \$428,000 | 8.7% | \$395,000 |
| Sold Units | 1.8% | 226 | 222 | (13.4%) | 261 |
| Days On Market | 19.2% | 31 | 26 | 34.8% | 23 |
| Months of Inventory* | (14.3%) | 1.2 | 1.4 | (25.0%) | 1.6 |
| Active Listings* | (14.8%) | 260 | 305 | (37.0%) | 413 |
| Multi-Family, 2-4 | % Δ MoM Aug vs July | Sep 2022 | Aug 2022 | % Δ Sep 2022 vs 2021 | Sep 2021 |
| Sold Median Price | 7.7% | \$700,000 | \$650,000 | 14.8% | \$610,000 |
| Sold Units | (3.4%) | 84 | 87 | (20.8%) | 106 |
| Days On Market | 3.4% | 30 | 29 | 15.4% | 26 |
| Months of Inventory* | (11.1%) | 1.6 | 1.8 | (11.1%) | 1.8 |
| Active Listings* | (15.2%) | 134 | 158 | (30.6%) | 193 |

30 Year Fixed Rate Mortgage 7.15% (10/18/2022); **Job Openings 10.05 Mill** (Aug 2022)

Unemployment Rate: MA 3.6% (Aug 2022); **US 3.5% - 5.8 Million Unemployed** (Sep 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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