



Essex County, MA October Housing Report 10/9/2020

Single Family	% Δ MoM Sept vs Aug	Sept 2020	Aug 2020	% Δ Sept 2020 vs 2019	Sept 2019
Sold Median Price	(2.0%)	\$563,583	\$575,000	19.9%	\$470,000
Sold Units	(4.3%)	646	675	17.9%	548
Days On Market	(13.2%)	33	38	(28.3%)	46
Months of Inventory*	(7.7%)	1.2	1.3	(55.6%)	2.7
Active Listings*	(12.8%)	771	884	(49.9%)	1,540
Condos	% Δ Sept vs Aug	Sept 2020	Aug 2020	% Δ Sept 2020 vs 2019	Sept 2019
Sold Median Price	12.4%	\$389,500	\$346,500	15.4%	\$337,500
Sold Units	1.0%	311	308	19.6%	260
Days On Market	(15.6%)	38	45	(19.1%)	47
Months of Inventory*	(7.1%)	1.3	1.4	(43.5%)	2.3
Active Listings*	(5.6%)	404	428	(36.1%)	632
Multi-Family, 2-4	% Δ Sept vs Aug	Sept 2020	Aug 2020	% Δ Sept 2020 vs 2019	Sept 2019
Sold Median Price	12.5%	\$619,000	\$550,000	18.0%	\$524,500
Sold Units	23.4%	79	64	(17.7%)	96
Days On Market	5.0%	42	40	7.7%	39
Months of Inventory*	(26.3%)	1.4	1.9	(36.4%)	2.2
Active Listings*	(2.5%)	117	120	(46.1%)	217

30 Year Fixed Rate Mortgage 3.04% (10/9/2020);

Unemployment Rate: MA 11.3% (August 2020); **US 7.9%** (September 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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