



## Essex County, MA October Housing Report 10/11/2021

Single Family	% Δ MoM Sep vs Aug	Sep 2021	Aug 2021	% Δ Sep 2021 vs 2020	Sep 2020
Sold Median Price	(2.9%)	\$600,000	\$618,000	6.2%	\$565,000
Sold Units	(11.8%)	573	650	(11.8%)	650
Days On Market	4.5%	23	22	(30.3%)	33
Months of Inventory*	0.0%	1.1	1.1	(21.4%)	1.4
Active Listings*	(9.5%)	656	725	(29.1%)	925
Condo	% Δ Sep vs Aug	Sep 2021	Aug 2021	% Δ Sep 2021 vs 2020	Sep 2020
Sold Median Price	(1.5%)	\$394,000	\$400,000	1.0%	\$389,950
Sold Units	(5.2%)	253	267	(19.4%)	314
Days On Market	(21.4%)	22	28	(42.1%)	38
Months of Inventory*	0.0%	1.3	1.3	(13.3%)	1.5
Active Listings*	(2.9%)	331	341	(29.9%)	472
Multi-Family, 2-4	% Δ Sep vs Aug	Sep 2021	Aug 2021	% Δ Sep 2021 vs 2020	Sep 2020
Sold Median Price	(4.7%)	\$610,000	\$640,000	(1.1%)	\$617,000
Sold Units	16.7%	105	90	31.3%	80
Days On Market	17.4%	27	23	(35.7%)	42
Months of Inventory*	(33.3%)	1.4	2.1	(26.3%)	1.9
Active Listings*	(18.9%)	154	190	(3.1%)	159

**30 Year Fixed Rate Mortgage 3.20%** (10/12/2021);

**Unemployment Rate: MA 5.0%** (August 2021); **US 4.8%** (Sep 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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