



Essex County, MA October Housing Report 10/5/2019

Single Family	% Δ Prior Month	Sep 2019	Aug 2019	% Δ Prior Year	Sep 2018
Sold Median Price	(5.9%)	\$470,000	\$499,450	3.6%	\$453,500
Sold Units	(28.0%)	543	754	4.4%	520
Days On Market	21.1%	46	38	2.2%	45
Months of Inventory*	21.1%	2.3	1.9	(30.3%)	3.3
Active Listings*	(7.9%)	1,294	1,405	(26.9%)	1,771
Condos	% Δ Prior Month	Sep 2019	Aug 2019	% Δ Prior Year	Sep 2018
Sold Median Price	8.4%	\$336,000	\$310,000	17.9%	\$285,100
Sold Units	(15.9%)	254	302	16.0%	219
Days On Market	9.5%	46	42	27.8%	36
Months of Inventory*	5.3%	2.0	1.9	(28.6%)	2.8
Active Listings*	(7.9%)	525	570	(16.0%)	625
Multi-Family	% Δ Prior Month	Sep 2019	Aug 2019	% Δ Prior Year	Sep 2018
Sold Median Price	5.0%	\$525,000	\$500,000	13.1%	\$464,187
Sold Units	1.1%	95	94	11.8%	85
Days On Market	15.2%	38	33	(17.4%)	46
Months of Inventory*	(15.0%)	1.7	2.0	(48.5%)	3.3
Active Listings*	(13.0%)	167	192	(42.0%)	288

30 Year Fixed Rate Mortgage 3.62% (10/5/2019); MA Unemployment Rate 2.9% (Aug 2019)

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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