



Essex County, MA Q1 Housing Report 4/9/2020

Single Family	% Δ Prior Qtr	Q1 2020	Q4 2019	% Δ Prior Year	Q1 2019
Sold Median Price	4.5%	\$489,000	\$468,000	11.3%	\$439,500
Sold Units	(38.8%)	983	1,605	(4.7%)	1,032
Days On Market	17.0%	55	47	(5.2%)	58
Months of Inventory*	0.0%	2.4	2.4	(25.0%)	3.2
Active Listings*	(39.4%)	775	1,278	(30.1%)	1,108
Condos	% Δ Prior Qtr	Q1 2020	Q4 2019	% Δ Prior Year	Q1 2019
Sold Median Price	0.3%	\$329,900	\$329,000	9.2%	\$302,000
Sold Units	(31.7%)	495	725	(0.6%)	498
Days On Market	11.4%	49	44	(10.9%)	55
Months of Inventory*	4.3%	2.4	2.3	(20.0%)	3.0
Active Listings*	(28.6%)	400	560	(19.4%)	496
Multi-Family, 2-4	% Δ Prior Qtr	Q1 2020	Q4 2019	% Δ Prior Year	Q1 2019
Sold Median Price	8.9%	\$525,500	\$482,500	16.0%	\$453,000
Sold Units	(34.4%)	168	256	(17.6%)	204
Days On Market	12.1%	37	33	(15.9%)	44
Months of Inventory*	(4.3%)	2.2	2.3	(15.4%)	2.6
Active Listings*	(34.6%)	125	191	(31.3%)	182

30 Year Fixed Rate Mortgage 3.24% (4/9/2020); **MA Unemployment Rate 2.8%** (Feb 2020)

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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