



Essex County, MA Q1 Housing Report 4/10/2021

Single Family	% Δ Prior Qtr	Q1 2021	Q4 2020	% Δ Q1 2021 vs 2020	Q1 2020
Sold Median Price	(1.8%)	\$540,000	\$550,000	10.4%	\$489,000
Sold Units	(62.3%)	948	2,516	(4.0%)	987
Days On Market	6.5%	33	31	(40.0%)	55
Months of Inventory*	8.3%	1.3	1.2	(50.0%)	2.6
Active Listings*	(46.9%)	412	776	(51.6%)	852
Condos	% Δ Prior Qtr	Q1 2021	Q4 2020	% Δ Q1 2021 vs 2020	Q1 2020
Sold Median Price	0.0%	\$365,000	\$364,950	10.6%	\$329,950
Sold Units	(54.1%)	544	1,186	8.8%	500
Days On Market	13.5%	42	37	(14.3%)	49
Months of Inventory*	0.0%	1.4	1.4	(44.0%)	2.5
Active Listings*	(38.4%)	255	414	(39.4%)	421
Multi-Family, 2-4	% Δ Prior Qtr	Q1 2021	Q4 2020	% Δ Q1 2021 vs 2020	Q1 2020
Sold Median Price	3.7%	\$591,000	\$570,000	12.5%	\$525,500
Sold Units	(44.2%)	191	342	12.4%	170
Days On Market	3.3%	31	30	(16.2%)	37
Months of Inventory*	(5.6%)	1.7	1.8	(34.6%)	2.6
Active Listings*	(29.9%)	108	154	(28.0%)	150

30 Year Fixed Rate Mortgage 3.29% (4/10/2021);

Unemployment Rate: MA 6.8% (March 2021); **US 6.0%** (March 2021) (**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.

Sullivan Team
RE/MAX 360

Beverly, Danvers, Gloucester, Lynn, Marblehead, Peabody
Homes@SullivanTeam.com, 781-771-9929

