



## Essex County, MA Q2 Housing Report 8/8/2020

Single Family	% Δ Prior Qtr	Q2 2020	Q1 2020	% Δ Prior Year	Q2 2019
Sold Median Price	5.3%	\$515,000	\$489,000	8.4%	\$475,000
Sold Units	29.0%	1,273	987	(25.1%)	1,699
Days On Market	(30.9%)	38	55	(15.6%)	45
Months of Inventory*	(12.0%)	2.2	2.5	(18.5%)	2.7
Active Listings*	19.6%	987	825	(34.9%)	1,515
Condos	% Δ Prior Qtr	Q2 2020	Q1 2020	% Δ Prior Year	Q2 2019
Sold Median Price	3.0%	\$340,000	\$329,950	8.2%	\$314,200
Sold Units	8.4%	542	500	(32.9%)	808
Days On Market	(6.1%)	46	49	4.5%	44
Months of Inventory*	(4.0%)	2.4	2.5	4.3%	2.3
Active Listings*	4.3%	435	417	(28.2%)	606
Multi-Family, 2-4	% Δ Prior Qtr	Q2 2020	Q1 2020	% Δ Prior Year	Q2 2019
Sold Median Price	(2.9%)	\$510,000	\$525,500	7.4%	\$475,000
Sold Units	(12.9%)	148	170	(39.1%)	243
Days On Market	(8.1%)	34	37	0.0%	34
Months of Inventory*	11.5%	2.9	2.6	16.0%	2.5
Active Listings*	(2.0%)	144	147	(27.6%)	199

**30 Year Fixed Rate Mortgage 2.82%** (8/8/2020);

**Unemployment Rate: MA 17.4%** (June 2020); **US 10.2%** (July 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.

Sullivan Team  
RE/MAX 360

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

