



Essex County, MA Q4 Housing Report 1/9/2020

Single Family	% Δ Prior Qtr	Q4 2019	Q3 2019	% Δ Prior Year	Q4 2018
Sold Median Price	(4.5%)	\$468,000	\$490,000	7.6%	\$435,000
Sold Units	(21.9%)	1,603	2,053	0.6%	1,593
Days On Market	17.5%	47	40	2.2%	46
Months of Inventory*	(4.3%)	2.2	2.3	(29.0%)	3.1
Active Listings*	(24.0%)	1,172	1,542	(27.7%)	1,622
Condos	% Δ Prior Qtr	Q4 2019	Q3 2019	% Δ Prior Year	Q4 2018
Sold Median Price	2.8%	\$328,750	\$319,900	8.9%	\$302,000
Sold Units	(13.0%)	724	832	8.9%	665
Days On Market	4.8%	44	42	(8.3%)	48
Months of Inventory*	(8.7%)	2.1	2.3	(25.0%)	2.8
Active Listings*	(19.5%)	509	632	(16.8%)	612
Multi-Family, 2-4	% Δ Prior Qtr	Q4 2019	Q3 2019	% Δ Prior Year	Q4 2018
Sold Median Price	(3.0%)	\$485,000	\$500,000	12.9%	\$429,500
Sold Units	(7.3%)	255	275	(9.6%)	282
Days On Market	(5.7%)	33	35	(8.3%)	36
Months of Inventory*	(16.7%)	2.0	2.4	(31.0%)	2.9
Active Listings*	(22.7%)	170	220	(36.1%)	266

30 Year Fixed Rate Mortgage 3.71% (1/9/2020); **MA Unemployment Rate 2.9%** (Nov 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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