



Essex County, MA September Housing Report 9/17/2022

Single Family	% Δ MoM Aug vs July	Aug 2022	July 2022	% Δ Aug 2022 vs 2021	Aug 2021
Sold Median Price	(5.8%)	\$650,111	\$690,000	5.0%	\$619,000
Sold Units	11.2%	585	526	(10.1%)	651
Days On Market	19.0%	25	21	13.6%	22
Months of Inventory*	(20.0%)	1.2	1.5	0.0%	1.2
Active Listings*	(9.1%)	708	779	(9.2%)	780
Condo	% Δ MoM Aug vs July	Aug 2022	July 2022	% Δ Aug 2022 vs 2021	Aug 2021
Sold Median Price	(0.5%)	\$425,500	\$427,500	6.4%	\$400,000
Sold Units	11.1%	220	198	(17.6%)	267
Days On Market	8.3%	26	24	(7.1%)	28
Months of Inventory*	(18.8%)	1.3	1.6	(13.3%)	1.5
Active Listings*	(10.3%)	279	311	(28.6%)	391
Multi-Family, 2-4	% Δ MoM Aug vs July	Aug 2022	July 2022	% Δ Aug 2022 vs 2021	Aug 2021
Sold Median Price	(6.3%)	\$650,000	\$693,500	1.6%	\$640,000
Sold Units	(1.1%)	87	88	(3.3%)	90
Days On Market	20.8%	29	24	26.1%	23
Months of Inventory*	(15.8%)	1.6	1.9	(33.3%)	2.4
Active Listings*	(16.0%)	142	169	(33.0%)	212

30 Year Fixed Rate Mortgage 6.35% (9/17/2022); **Job Openings 11.2 Mill** (July 2022)

Unemployment Rate: MA 3.6% (Aug 2022); **US 3.7% - 6.0 Million Unemployed** (Aug 2022);

*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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