



Essex County, MA September Housing Report 9/11/2021

Single Family	% Δ MoM Aug vs July	Aug 2021	July 2021	% Δ Aug 2021 vs 2020	Aug 2020
Sold Median Price	0.7%	\$619,000	\$615,000	7.7%	\$574,998
Sold Units	4.2%	646	620	(4.4%)	676
Days On Market	0.0%	22	22	(42.1%)	38
Months of Inventory*	(9.1%)	1.0	1.1	(28.6%)	1.4
Active Listings*	(2.7%)	647	665	(32.6%)	960
Condo	% Δ Aug vs July	Aug 2021	July 2021	% Δ Aug 2021 vs 2020	Aug 2020
Sold Median Price	6.7%	\$400,000	\$375,000	15.4%	\$346,500
Sold Units	(1.1%)	265	268	(14.0%)	308
Days On Market	16.0%	29	25	(35.6%)	45
Months of Inventory*	(7.7%)	1.2	1.3	(20.0%)	1.5
Active Listings*	(7.4%)	311	336	(32.1%)	458
Multi-Family, 2-4	% Δ Aug vs July	Aug 2021	July 2021	% Δ Aug 2021 vs 2020	Aug 2020
Sold Median Price	(4.1%)	\$640,000	\$667,500	16.4%	\$550,000
Sold Units	(4.3%)	90	94	40.6%	64
Days On Market	4.5%	23	22	(42.5%)	40
Months of Inventory*	(5.3%)	1.8	1.9	(21.7%)	2.3
Active Listings*	(7.3%)	166	179	14.5%	145

30 Year Fixed Rate Mortgage 2.94% (9/11/2021);

Unemployment Rate: MA 4.9% (July 2021); **US 5.2%** (Aug 2021) (Covid-19 recovery)

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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