



## Essex County, MA September Housing Report 9/13/2020

Single Family	% Δ MoM Aug vs July	August 2020	July 2020	% Δ Aug 2020 vs 2019	August 2019
Sold Median Price	5.5%	\$575,000	\$545,000	15.0%	\$499,900
Sold Units	(1.6%)	672	683	(10.8%)	753
Days On Market	11.8%	38	34	0.0%	38
Months of Inventory*	(7.7%)	1.2	1.3	(40.0%)	2.0
Active Listings*	(11.8%)	801	908	(47.7%)	1,532
Condos	% Δ Aug vs July	August 2020	July 2020	% Δ Aug 2020 vs 2019	August 2019
Sold Median Price	0.4%	\$346,500	\$345,000	11.8%	\$310,000
Sold Units	3.0%	306	297	1.3%	302
Days On Market	9.5%	46	42	9.5%	42
Months of Inventory*	(13.3%)	1.3	1.5	(38.1%)	2.1
Active Listings*	(12.3%)	391	446	(38.1%)	632
Multi-Family, 2-4	% Δ Aug vs July	August 2020	July 2020	% Δ Aug 2020 vs 2019	August 2019
Sold Median Price	0.9%	\$550,000	\$545,000	10.0%	\$500,000
Sold Units	(6.0%)	63	67	(33.7%)	95
Days On Market	11.1%	40	36	21.2%	33
Months of Inventory*	(10.5%)	1.7	1.9	(26.1%)	2.3
Active Listings*	(14.7%)	110	129	(48.8%)	215

**30 Year Fixed Rate Mortgage 2.87% (9/13/2020);**

**Unemployment Rate: MA 16.1% (July 2020); US 8.4% (August 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

