



Essex County, MA Housing Report Dec 2025, 1/21/2026

Single Family	% Δ MoM Dec vs Nov	Dec 2025	Nov 2025	% Δ Dec 2025 vs 2024	Dec 2024
Sold Median Price	5.4%	\$727,500	\$690,000	3.0%	\$706,500
Sold Units	(0.8%)	382	385	2.1%	374
Days On Market	13.2%	43	38	2.4%	42
Months of Inventory*	(30.0%)	1.4	2.0	(6.7%)	1.5
Active Listings*	(29.6%)	545	774	0.2%	544
Condo	% Δ MoM Dec vs Nov	Dec 2025	Nov 2025	% Δ Dec 2025 vs 2024	Dec 2024
Sold Median Price	2.2%	\$477,750	\$467,500	4.5%	\$457,000
Sold Units	7.3%	176	164	(1.7%)	179
Days On Market	11.1%	50	45	16.3%	43
Months of Inventory*	(29.6%)	1.9	2.7	35.7%	1.4
Active Listings*	(22.6%)	340	439	32.8%	256
Multi-Family, 2-4	% Δ MoM Dec vs Nov	Dec 2025	Nov 2025	% Δ Dec 2025 vs 2024	Dec 2024
Sold Median Price	3.8%	\$842,500	\$812,000	4.7%	\$805,000
Sold Units	(9.7%)	56	62	3.7%	54
Days On Market	15.2%	38	33	18.8%	32
Months of Inventory*	(13.0%)	2.0	2.3	42.9%	1.4
Active Listings*	(20.3%)	114	143	54.1%	74

30 Year Fixed Mortgage 6.20% (1/21/2026); Job Openings 7.1 Mill (Nov 2025) Unemployment Rate: MA 4.7% (Nov 2025); US 4.4% - 7.5 Million Unemployed (Dec 2025); *Notes: *Months of Inventory: a balanced inventory is 6 months. *Active Listings = Average of all units for sale during period. Source MLSPIN via iMaxWebSolutions.com



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Nationally - Nov. vs Dec., Sales Picked Up but Prices were Soft

Single family home sales rose 13.3% to 320,891 but prices fell 1.5% to \$455,944.

14.9% of active listings had price reductions, the sale to list price ratio fell to 98.24% and inventory fell 2.68 months.

Condo sale rose +16.6% to 41,993 but prices only rose +0.6% to \$361,996.

12.1% of active listings had price drops, the sale to list price ratio fell to 97.47% and inventory fell to 3.96 months.

Essex County - Nov. vs Dec., Sales were Mixed but Prices were Up:

Sales were down -0.8% for singles but up +7.3% for condos; Prices were up +5.4% for singles and up +2.2% for condos. Inventory remained very low, 1.4 months for singles and 1.9 months for condos. 13.8% of single family and 16.8% of condo listings had price reductions in Dec 2025 which averaged -4.1% and -2.5% respectively. The sale price to list price ratio for single families was 100% and condos was 99%

Month Over Month Changes, December 2025 vs November 2025

- Median Sold Prices:

Single-Family \$727,500 +5.4%; Condo \$477,750 +2.2%; 2-4 Units \$842,500, +3.8%

- Units Sold:

Single-Family 382, -0.8%; Condo 176, +7.3%; 2-4 Unit Multi-Family 56, -9.7%

- Average Number of Active Listings:

Single-Family 545, -29.6%; Condo 340, -22.6%; 2-4 Unit Multi-Family 114, -20.3%

Current Months of Inventory - a balanced market has 6 months of inventory:

Single-Family 1.4 months, Condo 1.9 months, 2-4 Unit Multi-Family 2.0 months.

Year Over Year Changes, December 2025 vs December 2024

- Median Sold Prices:

Single-Family +3.0%; Condo +4.5%; 2-4 Unit Multi-Family +4.7%

- Units Sold:

Single Family +2.1% , Condo -1.7%, 2-4 Unit Multi-Family +3.7%.

- Average Number of Active Listings:

Single Family +0.2% , Condo +32.8%, 2-4 Unit Multi-Family +54.1%

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