



Essex County, MA Housing Report Sept 2026, 10/19/2026

Single Family	% Δ MoM Sept vs Aug	Sept 2026	August 2026	% Δ Sept 2026 vs 2025	Sept 2025
Sold Median Price	(0.5%)	\$752,500	\$756,000	(1.2%)	\$762,000
Sold Units	0.0%	422	422	6.0%	398
Days On Market	2.9%	36	35	0.0%	36
Months of Inventory*	9.1%	2.4	2.2	4.3%	2.3
Active Listings*	8.0%	1,022	946	10.6%	924
Condo	% Δ MoM Sept vs Aug	Sept 2026	August 2026	% Δ Sept 2026 vs 2025	Sept 2025
Sold Median Price	4.2%	\$521,000	\$500,000	14.5%	\$455,000
Sold Units	9.3%	224	205	35.8%	165
Days On Market	(9.5%)	38	42	0.0%	38
Months of Inventory*	(8.0%)	2.3	2.5	(20.7%)	2.9
Active Listings*	0.2%	508	507	6.7%	476
Multi-Family, 2-4	% Δ MoM Sept vs Aug	Sept 2026	August 2026	% Δ Sept 2026 vs 2025	Sept 2025
Sold Median Price	(0.9%)	\$842,500	\$850,000	4.0%	\$810,000
Sold Units	19.2%	62	52	82.4%	34
Days On Market	7.5%	43	40	10.3%	39
Months of Inventory*	(17.9%)	2.3	2.8	(48.9%)	4.5
Active Listings*	(0.7%)	144	145	(3.4%)	149

Sept Listings With Price Reductions: Single Family 20.2%; Condo 20.6%; Multi-Family 24.5%

Average Sept \$ Price Reductions: Single Family -5.43%; Condo -3.76%; Multi-Family -3.09%

Median Sale Price to List Price Ratio: Single Family 94.1%; Condo 102.2%; Multi-Family 94.5%

30 Year Fixed Rate Mortgage 7.43% (10/19/2026); **Job Openings 7.1 Mill** (Aug 2026)

Unemployment Rate: MA 4.3% (Sep 2026); **US 4.2%, 7.1 Million Unemployed** (Sep 2026);

*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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Housing Report, September 2026: National vs Essex County, MA 10/19/2026

National Housing Report September 2026 (Homes and Condos):

Sellers faced cooling demand resulting in lower median sale prices that fell -1.1% from August, to \$417,500. Unit sales increased +1.5% from August but fell -2.2% from Sep 2025. List Prices (asking prices) fell -1.2% from August to \$419,250, the 11th consecutive monthly drop. Active home listing inventory rose to 1,161,615 units, (the highest level since early 2020), up 0.5% from August and up +5.4% from September 2025. September Months of inventory is now 4.8 vs 4.3 months a year ago. 20.8% of all active September listings had price reductions which averaged -4.5%. Days on Market rose +1.7% to 61.

Essex County MA Housing Report September 2026

The Essex County residential market remains firmly anchored in seller-favorable territory, driven by low inventory and consistent buyer demand. Despite 30-year fixed mortgage rates averaging 7.43% as of mid-October:

- Inventory remains historically constrained: Months of inventory across all property categories sit between 2.3 and 2.4 months, far below the 6.0-month mark representing a balanced market.
- Condominiums are leading price and volume growth: The condo category experienced substantial year-over-year gains in median price (+14.5% to \$521,000) and sales volume (+35.8%), providing an active alternative for buyers managing elevated borrowing costs.
- Pricing is holding steady with selective corrections: Single-family median prices remained virtually unchanged month-over-month (-0.5%) and down marginally year-over-year (-1.2%). Between 20% and 25% of active listings underwent price adjustments across all segments, indicating that while properly priced inventory moves quickly, over-aspirational initial list prices are being met with buyer resistance.

Essex County MA: Median Sold Price to Median List Price Ratio - September 2026:

Single Families Sold for 94.1%; Condos Sold for 102.2%; Multi-Families Sold for 94.5%.

Percent of Active Listings With Price Reductions - September 2026:

Single-Families 20.2%, Condos 20.6% and 2-4 Unit Multi-Families 24.5%.

Average \$ Price Reductions: Single-Families -5.43%; Condos -3.76%; Multi-Families -3.09%.

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

Single-Families 2.4 months, Condos 2.3 months, 2-4 Unit Multi-Families 2.3 months.

Bottom line: Current low inventory favors sellers who price their properties correctly.

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