



Essex County, MA Housing Report Sep 2025, 10/28/2025

Single Family	% Δ MoM Sep vs Aug	Sep 2025	August 2025	% Δ Sep 2025 vs 2024	Sep 2024
Sold Median Price	(0.3%)	\$760,000	\$762,250	8.6%	\$700,000
Sold Units	(13.1%)	393	452	4.0%	378
Days On Market	9.1%	36	33	(5.3%)	38
Months of Inventory*	15.8%	2.2	1.9	4.8%	2.1
Active Listings*	3.0%	861	836	7.9%	798
Condo	% Δ MoM Sep vs Aug	Sep 2025	August 2025	% Δ Sep 2025 vs 2024	Sep 2024
Sold Median Price	(7.6%)	\$457,500	\$495,000	(1.6%)	\$465,000
Sold Units	(23.9%)	162	213	8.7%	149
Days On Market	14.7%	39	34	11.4%	35
Months of Inventory*	35.0%	2.7	2.0	12.5%	2.4
Active Listings*	5.2%	445	423	24.6%	357
Multi-Family, 2-4	% Δ MoM Sep vs Aug	Sep 2025	August 2025	% Δ Sep 2025 vs 2024	Sep 2024
Sold Median Price	1.6%	\$815,000	\$802,500	5.2%	\$774,900
Sold Units	(31.3%)	33	48	(35.3%)	51
Days On Market	31.0%	38	29	65.2%	23
Months of Inventory*	56.5%	3.6	2.3	80.0%	2.0
Active Listings*	10.1%	120	109	17.6%	102

30 Year Fixed Mortgage 6.13% (10/28/2025); **No New Data: Job Openings 7.2 Mill** (July 2025)
Unemployment Rate: MA 4.8% (Aug 2025); **US 4.3% - 7.4 Million Unemployed** (Aug 2025);

*Notes: *Months of Inventory: a balanced inventory is 6 months. *Active Listings = Average of all units for sale during period. Source MLS PIN via iMaxWebSolutions.com



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Bottom Line: Nationally - Market is Stabilizing

Nationally, home prices declined -1.8% to \$415,200 from August to September but rose +2.1% from September 2024. Month over month unit sales rose +1.5% to 4.06 million and year over year rose +4.1%. Days on market rose to 33 days from 31 days August 2025 and 28 days in September 2024. Months of inventory remained at 4.6 months in September but rose from 4.2 months in September 2024. September sales improved slightly as mortgage rates eased, active listings rose to 1.1 million up 17% year over year and 19.9% of active listings had price reductions.

Bottom Line: Essex County - Market is Slowing

From August to September 2025, home / condo prices and units sold fell and the number of active listings and days on market rose. Year over year, single family home prices rose but condo prices fell. Units sold and active listings rose for homes / condos and days on market fell for homes but rose for condos. 12.2% of September's active listings had a price reductions. 30 Yr Mortgage rate averaged 6.3% in September. Today's rate is 6.13% (Mortgage News Daily).

Month Over Month Changes, September 2025 vs August 2025

- Median Sold Prices:
Single-Family \$760,000 -0.3%; Condo \$457,500 -7.6%; 2-4 Unit. \$815,000, +1.6%
- Units Sold:
Single-Family 393, -13.1%; Condo 162, -23.9%; 2-4 Unit Multi-Family 33, -31.3%
- Average Number of Active Listings:
Single-Family 816, +3.0%; Condo 445, +5.2%; 2-4 Unit Multi-Family 120, +10.1%

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

Single-Family 2.2 months, Condo 2.7 months, 2-4 Unit Multi-Family 3.6 months.

Year Over Year Changes, September 2025 vs September 2024

- Median Sold Prices:
Single-Family +8.6%; Condo -1.6%; 2-4 Unit Multi-Family +5.2%
- Units Sold:
Single Family +4.0% , Condo +8.7%, 2-4 Unit Multi-Family -35.3%.
- Average Number of Active Listings:
Single Family +7.9% , Condo +24.6%, 2-4 Unit Multi-Family +17.6%
- Terry Sullivan, RE/MAX Beacon