



Essex County, MA Housing Report Oct 2025, 11/25/2025

Single Family	% Δ MoM Oct vs Sep	Oct 2025	Sep 2025	% Δ Oct 2025 vs 2024	Oct 2024
Sold Median Price	(1.3%)	\$750,000	\$760,000	2.7%	\$730,000
Sold Units	7.1%	422	394	(2.8%)	434
Days On Market	2.8%	37	36	19.4%	31
Months of Inventory*	(13.0%)	2.0	2.3	5.3%	1.9
Active Listings*	(2.9%)	859	885	2.1%	841
Condo	% Δ MoM Oct vs Sep	Oct 2025	Sep 2025	% Δ Oct 2025 vs 2024	Oct 2024
Sold Median Price	2.4%	\$463,000	\$452,000	(4.5%)	\$485,000
Sold Units	22.6%	201	164	(1.0%)	203
Days On Market	5.3%	40	38	14.3%	35
Months of Inventory*	(14.3%)	2.4	2.8	33.3%	1.8
Active Listings*	5.5%	479	454	32.3%	362
Multi-Family, 2-4	% Δ MoM Oct vs Sep	Oct 2025	Sep 2025	% Δ Oct 2025 vs 2024	Oct 2024
Sold Median Price	(8.0%)	\$750,000	\$815,000	(8.0%)	\$815,000
Sold Units	36.4%	45	33	(4.3%)	47
Days On Market	(21.1%)	30	38	3.4%	29
Months of Inventory*	(21.1%)	3.0	3.8	36.4%	2.2
Active Listings*	4.7%	133	127	27.9%	104

30 Year Fixed Mortgage 6.25% (11/25/2025); (**Some Old Data- Shut-Down**) **Job Openings 7.2 Mill** (July 2025) **Unemployment Rate: MA 4.8%** (Aug 2025); **US 4.4% - 7.6 Million Unemployed** (Sep 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 - Market continues to Stabilize

Nationally, October unit home sales (single-family and condos) rose +1.2% year over year to 4.1 Million units, up slightly from 4.06 million units in September 2025. October home prices rose +2.1% year over year to \$415,200, unchanged from September 2025. Days on market rose to 34 days from 33 days in September and 29 days in October 2024. Months of inventory fell to 4.4 months from 4.6 months in September but rose from 4.0 months in October 2024. October sales improved slightly as inventory rose and 22.5% of homes had price reductions in October. Homes were selling for 98.5% of list price down slightly from October 2024

Essex County - Market Normalizing but Inventory Remains Low.

Unit sales recovered nicely in October from September, but are still down year over year -2.8% for single families and -1.0% for condos. Year over year, single family median prices rose +2.7% and Condo prices fell -4.5%. Single family homes are now selling for 100.5% of asking price, condos are selling for 99.2% of asking price and 35.7% of all homes for sale (singles and condos) had a price reduction as days on market increased slightly and mortgage interest rates remain elevated, now 6.25%.

Month Over Month Changes, October 2025 vs September 2025

- Median Sold Prices:
Single-Family \$750,000 -1.3%; Condo \$463,000 +2.4%; 2-4 Unit. \$750,000, -8.0%
- Units Sold:
Single-Family 422,+7.1%; Condo 201, +22.6%; 2-4 Unit Multi-Family 45, +36.4%
- Average Number of Active Listings:
Single-Family 859, -2.9%; Condo 479, +5.5%; 2-4 Unit Multi-Family 133, +4.7%

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

Single-Family 2.0 months, Condo 2.4 months, 2-4 Unit Multi-Family 3.0 months.

Year Over Year Changes, October 2025 vs October 2024

- Median Sold Prices:
Single-Family +2.7%; Condo -4.5%; 2-4 Unit Multi-Family -8.0%
- Units Sold:
Single Family -2.8% , Condo -1.0%, 2-4 Unit Multi-Family -4.3%.
- Average Number of Active Listings:
Single Family +2.1% , Condo +32.3%, 2-4 Unit Multi-Family +27.9%

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