



## Essex County, MA Housing Report Nov 2025, 12/23/2025

Single Family	% Δ MoM Nov vs Sep	Nov 2025	Oct 2025	% Δ Nov 2025 vs 2024	Nov 2024
Sold Median Price	(8.0%)	\$690,000	\$750,000	(1.4%)	\$700,000
Sold Units	(8.8%)	385	422	2.1%	377
Days On Market	2.7%	38	37	15.2%	33
Months of Inventory*	(9.5%)	1.9	2.1	0.0%	1.9
Active Listings*	(16.4%)	738	883	1.0%	731
Condo	% Δ MoM Nov vs Sep	Nov 2025	Oct 2025	% Δ Nov 2025 vs 2024	Nov 2024
Sold Median Price	1.0%	\$467,500	\$463,000	0.8%	\$464,000
Sold Units	(18.4%)	164	201	2.5%	160
Days On Market	12.5%	45	40	25.0%	36
Months of Inventory*	8.3%	2.6	2.4	30.0%	2.0
Active Listings*	(13.5%)	423	489	31.4%	322
Multi-Family, 2-4	% Δ MoM Nov vs Sep	Nov 2025	Oct 2025	% Δ Nov 2025 vs 2024	Nov 2024
Sold Median Price	7.5%	\$812,000	\$755,000	1.8%	\$797,500
Sold Units	34.8%	62	46	29.2%	48
Days On Market	6.5%	33	31	(8.3%)	36
Months of Inventory*	(35.5%)	2.0	3.1	(9.1%)	2.2
Active Listings*	(12.1%)	124	141	19.2%	104

**30 Year Fixed Mortgage 6.24%** (12/22/2025); **Job Openings 7.7 Mill** (Oct 2025) **Unemployment Rate: MA 4.7%** (Sep 2025); **US 4.6% - 7.8 Million Unemployed** (Nov 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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## **Housing Report November 2025, 12/23/2025**

### **Nationally - Stable but Subdued Growth in Prices and Sales**

Unit sales for homes and condos rose +0.7% from 4.10M sales in October 2025 to 4.13M in November 2025. However, median prices fell 2.4% for this period from \$415,200 in October to \$409,200 in November. Days on market rose from 34 to 36 days and inventory fell slightly from 4.4 months to 4.2 months. 21.2% of active listings had price reductions in November vs 26.9% in October 2025.

### **Essex County - Unit Sales Fell for Singles and Condos and Prices Fell for Single Families and were Flat for Condos. Inventory remains very low. 27% of active listings had a price reduction in November 2025.**

Single Family unit sales fell 8.8% month over month to 385 but rose 2.1% year over year. Median Prices fell 8% to \$690,000 from October 2025 and fell 1.4% year over year. Condo Units sales fell 18.4% from October 2025 to 164 units but rose 2.5% year over year. Condo median prices rose 1% from October 2025 to \$467,500 and rose 0.8% year over year. Inventory is only 1.9 months for Single Families and 2.6 months for Condos.

### **Month Over Month Changes, November 2025 vs October 2025**

- Median Sold Prices:  
Single-Family \$690,000 -8.0%; Condo \$467,500 +1.0%; 2-4 Units \$812,000, +7.5%
- Units Sold:  
Single-Family 385, -8.8%; Condo 164, -18.4%; 2-4 Unit Multi-Family 62, +34.8%
- Average Number of Active Listings:  
Single-Family 738, -16.4%; Condo 423, -13.5%; 2-4 Unit Multi-Family 124, -12.1%

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

Single-Family 1.9 months, Condo 2.6 months, 2-4 Unit Multi-Family 2.0 months.

### **Year Over Year Changes, November 2025 vs November 2024**

- Median Sold Prices:  
Single-Family -1.4%; Condo +0.8%; 2-4 Unit Multi-Family +1.8%
- Units Sold:  
Single Family +2.1% , Condo +2.5%, 2-4 Unit Multi-Family +29.2%.
- Average Number of Active Listings:  
Single Family +1.0% , Condo +31.4%, 2-4 Unit Multi-Family +19.2%

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