



Essex County, MA Housing Report Jan 2026, 2/28/2026

Single Family	% Δ MoM Jan vs Dec	Jan 2026	Dec 2025	% Δ Jan 2026 vs 2025	Jan 2025
Sold Median Price	(3.6%)	\$700,000	\$726,000	3.3%	\$677,500
Sold Units	(39.8%)	233	387	(9.0%)	256
Days On Market	11.6%	48	43	17.1%	41
Months of Inventory*	20.0%	1.8	1.5	0.0%	1.8
Active Listings*	(26.0%)	425	574	(7.2%)	458
Condo	% Δ MoM Jan vs Dec	Jan 2026	Dec 2025	% Δ Jan 2026 vs 2025	Jan 2025
Sold Median Price	(4.2%)	\$459,900	\$480,000	1.1%	\$455,000
Sold Units	(37.3%)	111	177	(5.9%)	118
Days On Market	(6.0%)	47	50	0.0%	47
Months of Inventory*	40.0%	2.8	2.0	40.0%	2.0
Active Listings*	(13.1%)	313	360	36.1%	230
Multi-Family, 2-4	% Δ MoM Jan vs Dec	Jan 2026	Dec 2025	% Δ Jan 2026 vs 2025	Jan 2025
Sold Median Price	(1.2%)	\$832,500	\$842,500	(0.9%)	\$840,000
Sold Units	(25.0%)	42	56	20.0%	35
Days On Market	23.7%	47	38	11.9%	42
Months of Inventory*	(17.4%)	1.9	2.3	0.0%	1.9
Active Listings*	(37.0%)	80	127	23.1%	65

30 Year Fixed Mortgage 5.99% (1/28/2026); **Job Openings 6.5 Mill** (Dec 2025) **Unemployment Rate: MA 4.8%** (Dec 2025); **US 4.3% - 7.4 Million Unemployed** (Jan 2026); *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



Sullivan Team
 RE/MAX Beacon
 Beverly, Gloucester, Marblehead, Salem, MA
 Homes@SullivanTeam.com • 781-771-9929





**Housing Report January 2026, 2/28/2026 (single families and condos)
Nationally - Jan 2026. vs Dec 2025, units sold and sold prices weakened,
inventory rose, and homes took longer to sell due to winter seasonality and
consumer affordability.**

The number of homes sold fell 3.73% to 419,492 and prices fell 1.36% to \$419,492. 14.3% of January's active listings had a price reduction, the sale-to-list-price ratio fell to 97.9% and inventory rose from 2.8 months in Dec to 4.3 months in January.

**Essex County - Jan 2026. vs Dec 2025., unit sales and sold prices were down,
Inventory rose and a rising number of active listings had price reductions arising
from a challenging winter.**

Sales were down -39.8% for singles and -37.3% for condos as Winter took its toll; Prices were also down -3.6% for singles and down -4.2% for condos. Inventory rose but still remained very low, 1.8 months for singles and 2.8 months for condos. 20.7% of single families listings and 18.2% of condo listings had price reductions in January which averaged -3.9% and -3.5% respectively. The sale-price-to-list-price ratio for single families was 99% and condos was also 99%.

Month Over Month Changes, Jan 2026 vs Dec 2025

- Median Sold Prices:
Single-Family \$700,000, -3.6%; Condo \$459,900, -4.2%; 2-4 Units \$832,500, -1.2%
- Units Sold:
Single-Family 233, -39.8%; Condo 111, -37.3%; 2-4 Unit Multi-Family 42, -25.0%
- Average Number of Active Listings:
Single-Family 425, -26.0%; Condo 313, -13.1%; 2-4 Unit Multi-Family 80, -37.0%

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

Single-Family 1.8 months, Condo 2.8 months, 2-4 Unit Multi-Family 1.9 months.

Year Over Year Changes, January 2026 vs January 2025

- Median Sold Prices:
Single-Family +3.3%; Condo +1.1%; 2-4 Unit Multi-Family -0.9%
- Units Sold:
Single Family -9.0% , Condo -5.9%, 2-4 Unit Multi-Family +20.0%.
- Average Number of Active Listings:
Single Family -7.2% , Condo +36.1%, 2-4 Unit Multi-Family +23.1%

Terry Sullivan, RE/MAX Beacon