



Essex County, MA Housing Report Feb 2026, 3/31/2026

Single Family	% Δ MoM Feb vs Jan	Feb 2026	Jan 2026	% Δ Feb 2026 vs 2025	Feb 2025
Sold Median Price	(1.3%)	\$701,050	\$710,000	3.5%	\$677,500
Sold Units	(17.6%)	192	233	3.2%	186
Days On Market	16.7%	56	48	27.3%	44
Months of Inventory*	5.3%	2.0	1.9	(16.7%)	2.4
Active Listings*	(5.7%)	623	661	(12.9%)	715
Condo	% Δ MoM Feb vs Jan	Feb 2026	Jan 2026	% Δ Feb 2026 vs 2025	Feb 2025
Sold Median Price	(4.9%)	\$437,500	\$459,900	(1.7%)	\$445,000
Sold Units	(3.6%)	108	112	(5.3%)	114
Days On Market	23.4%	58	47	48.7%	39
Months of Inventory*	(3.6%)	2.7	2.8	35.0%	2.0
Active Listings*	(4.5%)	441	462	67.7%	263
Multi-Family, 2-4	% Δ MoM Feb vs Jan	Feb 2026	Jan 2026	% Δ Feb 2026 vs 2025	Feb 2025
Sold Median Price	(7.8%)	\$770,000	\$835,000	(9.9%)	\$855,000
Sold Units	(30.2%)	30	43	3.4%	29
Days On Market	(16.0%)	42	50	27.3%	33
Months of Inventory*	36.8%	2.6	1.9	0.0%	2.6
Active Listings*	(8.7%)	116	127	(1.7%)	118

30 Year Fixed Mortgage 6.55% (3/31/2026); **Job Openings 6.9 Mill** (Jan 2026) **Unemployment Rate: MA 4.8%** (Dec 2025); **US 4.4% - 7.6 Million Unemployed** (Feb 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 Feb 2026 vs Jan 2026, 3/31/2026

National Report: Homes (Single Family Homes and Condos)

The number of homes sold rose 1.7%, median sold prices rose 0.8% to \$398,000 and days on market rose 2.2% to 47 days. 15.8% of February's active listings had a price reduction, the sale-to-list-price ratio was unchanged at 98% and inventory was unchanged at 3.8 months. **Bottom Line:** The market is becoming more balanced between sellers and buyers as prices flatten, and inventory and days on market are rising.

Essex County - Feb 2026. vs Jan 2026., Winter took its toll:

Unit Sales were down -17.6% for single-family and -3.6% for condo; Prices fell -1.3% for single-family and -4.9% for condo. However, inventory remained very low: single-family 2.0 months and condo 2.7 months. 10.6% of single-family listings and 10.3% of condo listings had price reductions in February which averaged -3.9% and -2.9% respectively. The sale-price-to-list-price ratio for single-family and condo was 99%.

Bottom line: very low inventory still favors sellers but buyer price resistance is having an impact. A new challenge is the ½% rise in mortgage rates to 6.55% from the end of Feb to the end of March.

Essex County Month Over Month Changes, Feb 2026 vs Jan 2026

- Median Sold Prices:
Single-Family \$701,050, +0.2%; Condo \$437,500, -4.9%; 2-4 Units \$770,000, -7.8%
- Units Sold:
Single-Family 192, -17.6%; Condo 108, -3.6%; 2-4 Unit Multi-Family 30, -30.2%
- Average Number of Active Listings:
Single-Family 623, -5.7%; Condo 441, -4.5%; 2-4 Unit Multi-Family 30, -30.2%

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

Single-Family 2.0 months, Condo 2.7 months, 2-4 Unit Multi-Family 2.6 months.

Essex County Year Over Year Changes, February 2026 vs February 2025

- Median Sold Prices:
Single-Family +3.5%; Condo -1.7%; 2-4 Unit Multi-Family -9.9%
- Units Sold:
Single Family +3.2% , Condo -5.3%, 2-4 Unit Multi-Family +3.4%.
- Average Number of Active Listings:
Single Family -12.9% , Condo +67.7%, 2-4 Unit Multi-Family -1.7%

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