



Essex County, MA Housing Report April 2026, 5/28/2026

Single Family	% Δ MoM April vs March	April 2026	March 2026	% Δ April 2026 vs 2025	April 2025
Sold Median Price	2.1%	\$745,000	\$730,000	1.4%	\$735,000
Sold Units	43.0%	276	193	(7.7%)	299
Days On Market	(28.6%)	35	49	(7.9%)	38
Months of Inventory*	(12.0%)	2.2	2.5	10.0%	2.0
Active Listings*	23.9%	597	482	(2.3%)	611
Condo	% Δ MoM April vs March	April 2026	March 2026	% Δ April 2026 vs 2025	April 2025
Sold Median Price	5.7%	\$507,500	\$480,000	11.9%	\$453,500
Sold Units	1.4%	142	140	(12.3%)	162
Days On Market	(24.2%)	47	62	42.4%	33
Months of Inventory*	13.0%	2.6	2.3	36.8%	1.9
Active Listings*	15.7%	376	325	23.7%	304
Multi-Family, 2-4	% Δ MoM April vs March	April 2026	March 2026	% Δ April 2026 vs 2025	April 2025
Sold Median Price	(5.4%)	\$830,000	\$877,500	3.9%	\$799,000
Sold Units	(25.0%)	33	44	(19.5%)	41
Days On Market	(4.9%)	39	41	21.9%	32
Months of Inventory*	70.0%	3.4	2.0	41.7%	2.4
Active Listings*	27.6%	111	87	14.4%	97

30 Year Fixed Mortgage 6.61% (5/27/2026); **Job Openings 6.9 Mill** (March 2026) **Unemployment Rate: MA 4.7%** (March 2026); **US 4.3% - 7.4 Million Unemployed** (April 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 April 2026, 5/28/2026: National vs Local

National Housing Report: Fragmented Markets: South & West vs NE & Midwest

National median home prices (Single Family & Condos) rose to \$417,700, up +0.6% from March and +0.9% from April 2025. April Unit sales were 402,000 up +0.3% from March and +0.0% from April 2025. 16.7% of active listings had a price reduction. Inventory rose to 4.4 months, up +4.8% from March and up +2.3% from April 2025 as Active Listings rose to 1,002,935, up +4.0% from March and up +4.6% from April 2025.

Bottom Line: South and West shifting to buyer favorable markets while the Northeast and Midwest remains highly competitive due to low inventory.

Essex County - April 2026. vs March 2026 - Spring Rally Continues!

Sold prices rose +2.1% for Single Families, +5.7% for Condos but fell -5.4% for 2-4 units. Unit sales up +43% for Singles, up +1.4% for Condos, but fell -25% for 2-4 Units.

Active Listing that had a Price Reductions: 21.3% of Single-Families, 30.3% of Condos and 18% of 2-4 Units had price reductions in April which averaged -4.9%, -4.8% and -3.6% respectively.

Bottom line: Current low housing inventory favors sellers. Existing low 30 year mortgage rates are the cause: 79% of outstanding home mortgages have a rate below 6%; 69% have a rate below 5% and 51% have a rate below 4%. Today's rate is 6.6%.

Essex County Month Over Month Changes, April 2026 vs March 2026

- Median Sold Prices:
Single-Family \$745,000, +2.1%; Condo \$507,500 +5.7%; 2-4 Units \$830,000, -5.4%
- Units Sold:
Single-Family 276, +43.0%; Condo 142, +1.4%; 2-4 Unit Multi-Family 33, -25.0%
- Average Number of Active Listings:
Single-Family 597, +23.9%; Condo 376, +15.7%; 2-4 Unit Multi-Family 111, +27.6%

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

Single-Family 2.2 months, Condo 2.6 months, 2-4 Unit Multi-Family 3.4 months.

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

- Median Sold Prices:
Single-Family +1.4%; Condo +11.9%; 2-4 Unit Multi-Family +3.9%
- Units Sold:
Single Family -7.7% , Condo -12.3%, 2-4 Unit Multi-Family -19.5%.
- Average Number of Active Listings:
Single Family -2.3% , Condo +23.7%, 2-4 Unit Multi-Family +14.4%

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