



## Essex County, MA Housing Report May 2026, 6/25/2026

| Single Family        | % Δ MoM<br>April vs March | May<br>2026 | April<br>2026 | % Δ May<br>2026 vs 2025 | May<br>2025 |
|----------------------|---------------------------|-------------|---------------|-------------------------|-------------|
| Sold Median Price    | 7.4%                      | \$800,000   | \$745,000     | 3.2%                    | \$775,000   |
| Sold Units           | 27.7%                     | 355         | 278           | (15.7%)                 | 421         |
| Days On Market       | (5.6%)                    | 34          | 36            | 13.3%                   | 30          |
| Months of Inventory* | 4.5%                      | 2.3         | 2.2           | 27.8%                   | 1.8         |
| Active Listings*     | 31.2%                     | 808         | 616           | 6.9%                    | 756         |
| Condo                | % Δ MoM<br>April vs March | May<br>2026 | April<br>2026 | % Δ May<br>2026 vs 2025 | May<br>2025 |
| Sold Median Price    | (5.9%)                    | \$475,000   | \$505,000     | (1.0%)                  | \$480,000   |
| Sold Units           | 27.0%                     | 179         | 141           | 2.3%                    | 175         |
| Days On Market       | (17.0%)                   | 39          | 47            | 39.3%                   | 28          |
| Months of Inventory* | (7.1%)                    | 2.6         | 2.8           | 23.8%                   | 2.1         |
| Active Listings*     | 19.6%                     | 464         | 388           | 24.7%                   | 372         |
| Multi-Family, 2-4    | % Δ MoM<br>April vs March | May<br>2026 | April<br>2026 | % Δ May<br>2026 vs 2025 | May<br>2025 |
| Sold Median Price    | 1.5%                      | \$842,500   | \$830,000     | 5.3%                    | \$800,000   |
| Sold Units           | 66.7%                     | 55          | 33            | 22.2%                   | 45          |
| Days On Market       | (12.8%)                   | 34          | 39            | 25.9%                   | 27          |
| Months of Inventory* | (36.1%)                   | 2.3         | 3.6           | (8.0%)                  | 2.5         |
| Active Listings*     | 5.0%                      | 125         | 119           | 12.6%                   | 111         |

**30 Year Fixed Mortgage 6.53%** (6/25/2026); **Job Openings 7.6 Mill** (April 2026) **Unemployment Rate: MA 4.5%** (May 2026); **US 4.3% - 7.3 Million Unemployed** (May 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



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## Housing Report May 2026, 6/25/2026: National vs Local

### National Housing Report - Sales and Prices Up, Markets Remain Fragmented:

Home sales (Single Family & Condos) reached a 5 month high climbing 3.2% from April 2026 to 4.17 million units despite rising inflation and interest rates. Median prices rose 2.78% from April 2026 and 1.32% from May 2025 to \$429,300. Active Listings grew 5.6% from April 2026 to 1,058,693 units. Months of Inventory remains at 4.5 months and Average Days on Market remains at 52. 17.5% of all Active Listings had a Price Reduction in May.

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

### Essex County - May 2026. vs April 2026 - Spring Market Ends Strong!

Month over month unit sales finished strong: Single Family up +27.7% to 355, Condos up +27% to 179 and 2-4 Multi-Families up +66.7% to 55. Median Sales Prices were mixed: Single Family up 7.4% to \$800,000, Condos fell -5.9% to \$475,000 and Multi-Family up +1.5% to \$842,500. Days on Market were 34 for Single Family, 39 for Condos and 34 for Multi-Family.

**Active Listings With Price Reductions - May 2026:** 14.5% of Single-Family, 18.4% of Condos and 17.4% of 2-4 Unit Multi-Family had price reductions which averaged -5.18%, -3.85% and -4.12% respectively.

**Current Months of Inventory** - a balanced market has 6 months of inventory: Single-Family 2.3 months, Condo 2.6 months, 2-4 Unit Multi-Family 2.3 months.

**Bottom line:** Current low inventory favors sellers who price correctly.

### Essex County Month Over Month Changes, May 2026 vs April 2026

- Median Sold Prices:  
Single-Family \$800,000, +7.4%; Condo \$475,000 -5.9%; 2-4 Units \$842,500 +1.5%
- Units Sold:  
Single-Family 355, +27.7%; Condo 179, +27.0%; 2-4 Unit Multi-Family 55, +66.7%
- Average Number of Active Listings:  
Single-Family 808, +31.2%; Condo 464, +19.6%; 2-4 Unit Multi-Family 125, +5.0%

### Essex County Year Over Year Changes, May 2026 vs May 2025

- Median Sold Prices:  
Single-Family +3.2%; Condo -1.0%; 2-4 Unit Multi-Family +5.3%
- Units Sold:  
Single Family -15.7% , Condo +2.3%, 2-4 Unit Multi-Family +22.2%.
- Average Number of Active Listings:  
Single Family +6.9% , Condo +24.7%, 2-4 Unit Multi-Family +12.6%

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