Essex County, MA Housing Report June 2026, 7/25/2026

Single Family	% Δ MoM June vs May	June 2026	May 2026	% Δ June 2026 vs 2025	June 2025
Sold Median Price	1.9%	$815,000	$800,000	1.9%	$800,000
Sold Units	44.7%	515	356	2.0%	505
Days On Market	(17.6%)	28	34	16.7%	24
Months of Inventory*	(17.4%)	1.9	2.3	11.8%	1.7
Active Listings*	18.4%	984	831	13.2%	869
Condo	**% Δ MoM June vs May**	**June 2026**	**May 2026**	**% Δ June 2026 vs 2025**	**June 2025**
Sold Median Price	8.0%	$515,000	$477,000	6.7%	$482,500
Sold Units	36.1%	245	180	10.4%	222
Days On Market	(2.6%)	38	39	35.7%	28
Months of Inventory*	(18.5%)	2.2	2.7	15.8%	1.9
Active Listings*	13.5%	545	480	26.7%	430
Multi-Family, 2-4	**% Δ MoM June vs May**	**June 2026**	**May 2026**	**% Δ June 2026 vs 2025**	**June 2025**
Sold Median Price	0.6%	$846,250	$841,250	4.2%	$812,500
Sold Units	25.0%	70	56	45.8%	48
Days On Market	(24.2%)	25	33	(10.7%)	28
Months of Inventory*	(17.4%)	1.9	2.3	(26.9%)	2.6
Active Listings*	0.8%	131	130	4.8%	125

30 Year Fixed Mortgage 6.81% (7/24/2026); **Job Openings 7.6 Mill** (May 2026) **Unemployment Rate: MA 4.4%** (June 2026); **US 4.2% - 7.1 Million Unemployed** (June 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

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

Housing Report, June vs May 2026: National vs Essex County, 7/25/2026:
National Housing Report (Homes and Condos) - Unit sales fell -1.92% to 4.09 Million, median sale prices rose 2.63% to $440,600, Days On Market rose from 52 to 53. Active Listings rose +4.15% to 1.1 Million, Months of Inventory rose +2.2% to 4.6 Months and 18.8% of Active Listings had price reductions. Homes sold for 98.3% of Asking Price.

Bottom Line: South and West continue to shift to buyer favorable markets as inventory surges with new-home construction. However, the Northeast and Midwest remain highly competitive due to low inventory as new construction lags and buyers are attracted to lower priced inland markets.

Essex County - June 2026. vs May 2026 - Summer Starts Strong!
Month over month unit sales finished strong: Single Family up +44.7% to 515, Condos up +36.1% to 245 and 2-4 Multi-Families up +25.0% to 70. Median Sales Prices were up: Single Family up +1.9% to $815,000, Condos up +8.0% to $515,000 and Multi-Family up +0.6% to $846,250. Days on Market were 28 for Single Family, 38 for Condos and 25 for Multi-Family.

Median Sold Price to Median List Price Ratio - June 2026: Single Family Sold for 98.8%; Condo Sold for 99.2%; Multi-Family Sold for 96.7%.
Active Listings With Price Reductions - June 2026: 19.4% of Single-Family, 18.1% of Condos and 14.7% of 2-4 Unit Multi-Family had price reductions. The average Price Reductions were: Single-Family -5.22%; Condo -4.59%; Multi-Family -5.10%.
Current Months of Inventory - a balanced market has 6 months of inventory: Single-Family 1.9 months, Condo 2.2 months, 2-4 Unit Multi-Family 1.9 months.

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

Essex County Month Over Month Changes, June 2026 vs May 2026
- Median Sold Prices:
  Single-Family $815,000, +1.9%; Condo $515,000 +8.0%; 2-4 Units $846,250 +0.6%
- Units Sold:
  Single-Family 515, +44.7%; Condo 245, +36.1%; 2-4 Unit Multi-Family 70, +25.0%
- Average Number of Active Listings:
  Single-Family 984, +18.4%; Condo 545, +13.5%; 2-4 Unit Multi-Family 131, +0.8%

Essex County Year Over Year Changes, June 2026 vs June 2025
- Median Sold Prices:
  Single-Family +1.9%; Condo +6.7%; 2-4 Unit Multi-Family +4.2%
- Units Sold:
  Single Family _2.0% , Condo +10.4%, 2-4 Unit Multi-Family +45.8%.
- Average Number of Active Listings:
  Single Family +13.2% , Condo +26.7%, 2-4 Unit Multi-Family +4.8%

Terry Sullivan, RE/MAX Beacon