



Essex County, MA Housing Report August 2026, 9/22/2026

Single Family	% Δ MoM August vs July	August 2026	July 2026	% Δ August 2026 vs 2025	August 2025
Sold Median Price	(6.0%)	\$754,900	\$802,850	(1.2%)	\$763,750
Sold Units	(22.6%)	421	544	(10.0%)	468
Days On Market	9.4%	35	32	6.1%	33
Months of Inventory*	29.4%	2.2	1.7	15.8%	1.9
Active Listings*	(1.5%)	923	937	4.3%	885
Condo	% Δ MoM August vs July	August 2026	July 2026	% Δ August 2026 vs 2025	August 2025
Sold Median Price	4.8%	\$503,000	\$480,000	3.2%	\$487,500
Sold Units	(11.7%)	204	231	(8.5%)	223
Days On Market	13.5%	42	37	23.5%	34
Months of Inventory*	8.7%	2.5	2.3	25.0%	2.0
Active Listings*	(5.2%)	495	522	12.5%	440
Multi-Family, 2-4	% Δ MoM August vs July	August 2026	July 2026	% Δ August 2026 vs 2025	August 2025
Sold Median Price	2.7%	\$850,000	\$827,500	6.3%	\$800,000
Sold Units	(8.8%)	52	57	4.0%	50
Days On Market	5.3%	40	38	37.9%	29
Months of Inventory*	4.0%	2.6	2.5	(3.7%)	2.7
Active Listings*	(4.3%)	134	140	3.1%	130

August Price Reductions, Active Listings: Single Family 17.1%; Condo 19.1%; Multi-Family 21%

Average Price Reductions: Single Family -5.01%; Condo -4.2%; Multi-Family -5.12%

30 Year Fixed Mortgage 7.17% (9/22/2026); **Job Openings 7.3 Mill** (July 2026) **Unemployment Rate: MA 4.3%** (Aug 2026); **US 4.1%, 7.0 Million Unemployed** (Aug 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, August vs July 2026: National vs Essex County, MA 8/22/2026

National Housing Report (Homes and Condos): Normal Summer Slow Down As Prices and Unit Sales Fell from July.

Unit sales fell -2.0% to 3.98 Million, median sale prices fell -1.2% to \$429,100, Days On Market rose from 57 to 60. Active Listings rose +3.6% to 1.62 Million, Months of Inventory rose to 4.9 Months from 4.6 months and 20.4% of Active Listings had price reductions which averaged 5%. **However, prices rose 1.6% year over year.**

National Bottom Line: August was a slower, more negotiable and increasingly balanced national market. Compared to the South, the West, and Central USA, the Northeast Region recorded the strongest increase in Sold Prices, +4.3% even though median asking prices declined -3.6%. This means sellers were more realistic in their asking prices and inventory remained limited which kept prices up.

Essex County MA: August 2026 vs July 2026 - Summer Slowdown Continued as mortgage rates remained elevated! Month over month, Single-Family, Condo and Multi-Family unit sales and the number of active listings were all down. Months of inventory and days on market also rose, indicating a market slowdown. Median prices were mixed: Single Families down -6%, Condos Up +4.8%, 2-4 unit Multi-Families up +2.7%.

Essex County MA: Median Sold Price to Median List Price Ratio - August 2026:

Single Families Sold for 94.4%; Condos Sold for 98.8%; Multi-Families Sold for 97.7%.

Percent of Active Listings With Price Reductions - August 2026:

Single-Families 17.1%, Condos 19.1% and 2-4 Unit Multi-Families 21.0%.

Average Price Reductions: Single-Families -5.01%; Condos -4.2%; Multi-Families -5.12%.

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

Single-Families 2.2 months, Condos 2.5 months, 2-4 Unit Multi-Families 2.6 months.

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

Essex County MA: Month Over Month Changes, August 2026 vs July 2026

- Median Sold Prices:
Single-Family \$754,900, -6.0%; Condo \$503,000 +4.8%; 2-4 Units \$850,000 +2.7%
- Units Sold:
Single-Family 421, -22.6%; Condo 204, -11.7%; 2-4 Unit Multi-Family 52, -8.8%
- Average Number of Active Listings:
Single-Family 923, -1.5%; Condo 495, -5.2%; 2-4 Unit Multi-Family 134, -4.3%

Essex County MA: Year Over Year Changes, August 2026 vs August 2025

- Median Sold Prices:
Single-Family -1.2%; Condo +3.2%; 2-4 Unit Multi-Family +6.3%
- Units Sold:
Single Family -10.0% , Condo -8.5%, 2-4 Unit Multi-Family +4.0%.
- Average Number of Active Listings:
Single Family +4.3% , Condo +12.5%, 2-4 Unit Multi-Family +3.1%

Terry Sullivan, RE/MAX Beacon