

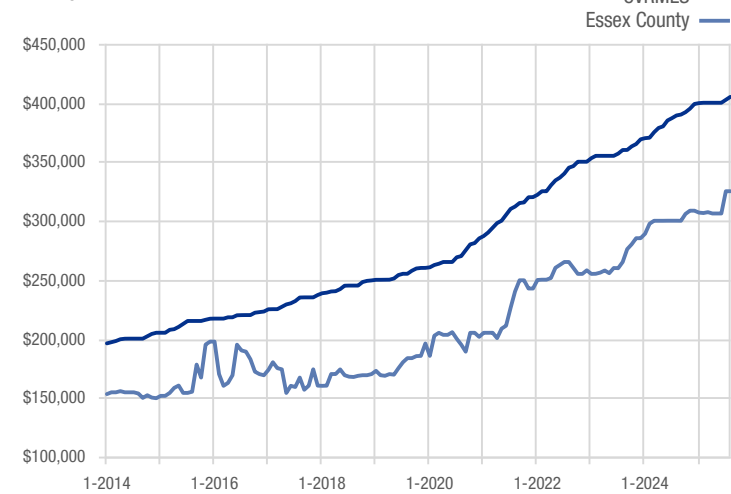
Essex County

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	10	14	+ 40.0%	75	107	+ 42.7%
Pending Sales	5	12	+ 140.0%	52	77	+ 48.1%
Closed Sales	7	6	- 14.3%	54	65	+ 20.4%
Days on Market Until Sale	34	29	- 14.7%	61	66	+ 8.2%
Median Sales Price*	\$345,000	\$310,500	- 10.0%	\$308,500	\$325,000	+ 5.3%
Average Sales Price*	\$468,771	\$341,500	- 27.1%	\$412,987	\$400,352	- 3.1%
Percent of Original List Price Received*	94.6%	98.2%	+ 3.8%	97.7%	95.4%	- 2.4%
Inventory of Homes for Sale	33	30	- 9.1%	—	—	—
Months Supply of Inventory	5.2	3.5	- 32.7%	—	—	—

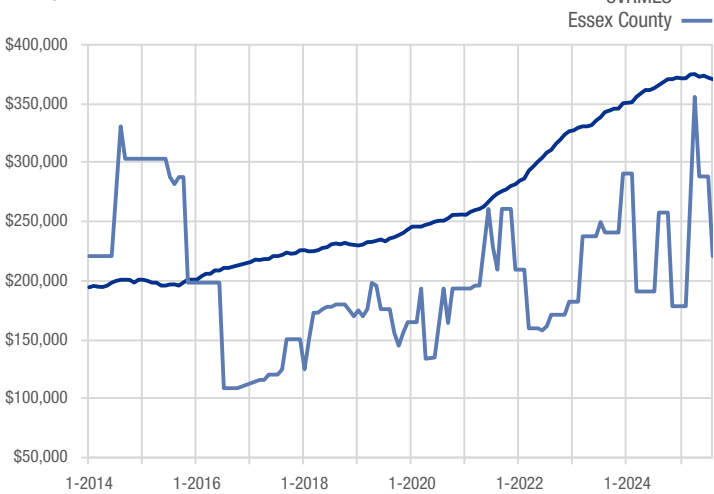
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	3	—	—	7	27	+ 285.7%
Median Sales Price*	\$355,000	—	—	\$256,900	\$324,975	+ 26.5%
Average Sales Price*	\$355,000	—	—	\$256,900	\$324,975	+ 26.5%
Percent of Original List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family
Rolling 12-Month Calculation



Median Sales Price - Condo/Town
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.