

# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



**+ 76.2%**

**- 6.3%**

**- 4.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Essex County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	37	+ 76.2%	111	123	+ 10.8%
Closed Sales	16	15	- 6.3%	71	87	+ 22.5%
Median Sales Price*	\$231,000	<b>\$219,900</b>	- 4.8%	\$164,800	<b>\$200,000</b>	+ 21.4%
Percent of Original List Price Received*	94.6%	<b>93.3%</b>	- 1.4%	92.4%	<b>91.2%</b>	- 1.3%
Days on Market Until Sale	39	<b>68</b>	+ 73.4%	62	<b>82</b>	+ 33.6%
Inventory of Homes for Sale	61	<b>78</b>	+ 27.9%	--	--	--
Months Supply of Inventory	4.0	<b>5.4</b>	+ 34.5%	--	--	--

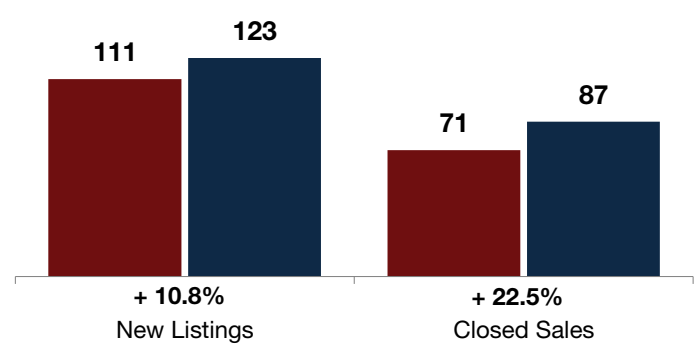
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

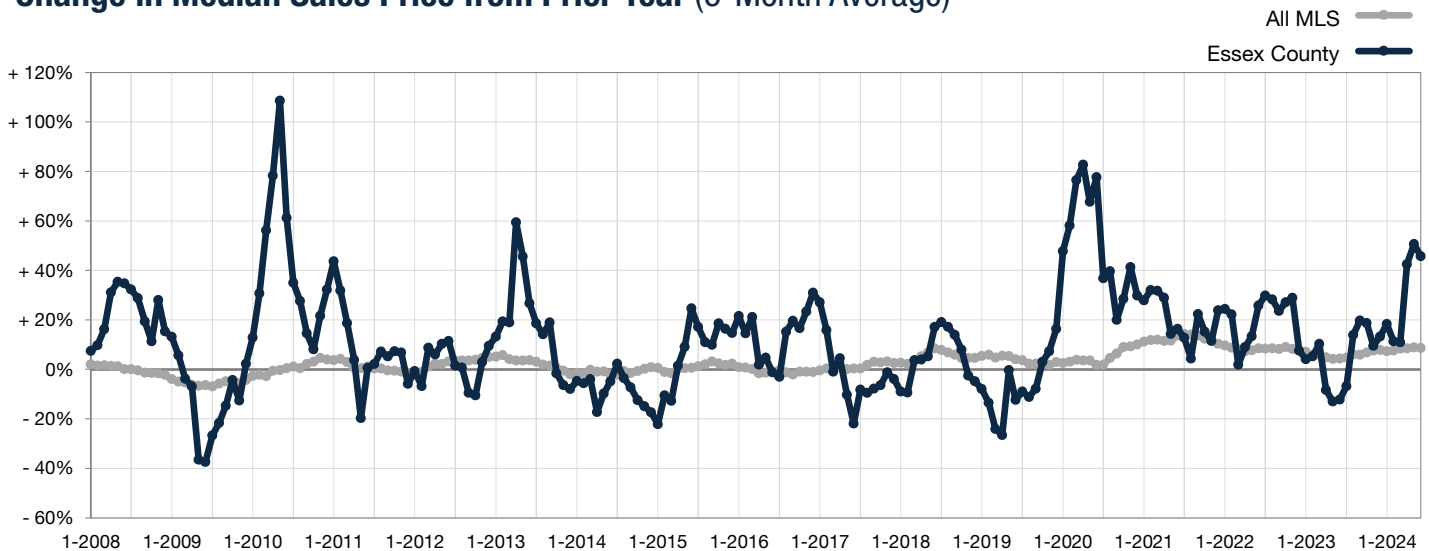
■ 2023 ■ 2024

### Year to Date

■ 2023 ■ 2024



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.