

# Local Market Update – July 2024

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



**+ 33.3%**

**- 40.0%**

**+ 39.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Essex County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	32	+ 33.3%	135	157	+ 16.3%
Closed Sales	15	9	- 40.0%	86	99	+ 15.1%
Median Sales Price*	\$190,000	\$265,000	+ 39.5%	\$164,900	\$209,000	+ 26.7%
Percent of Original List Price Received*	93.0%	92.3%	- 0.8%	92.5%	91.5%	- 1.1%
Days on Market Until Sale	62	54	- 13.4%	62	78	+ 25.7%
Inventory of Homes for Sale	60	84	+ 40.0%	--	--	--
Months Supply of Inventory	4.1	5.6	+ 36.9%	--	--	--

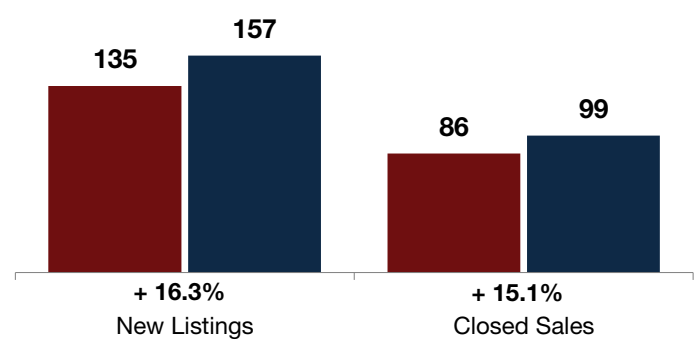
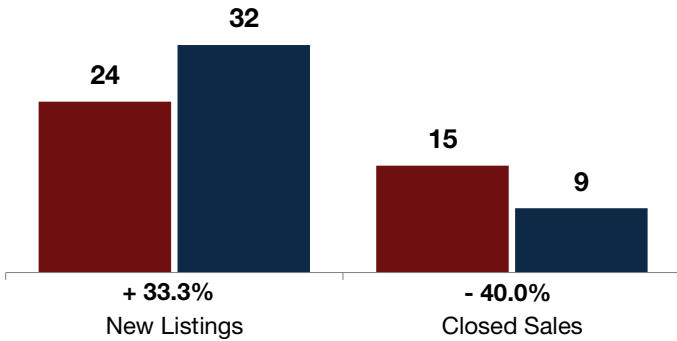
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

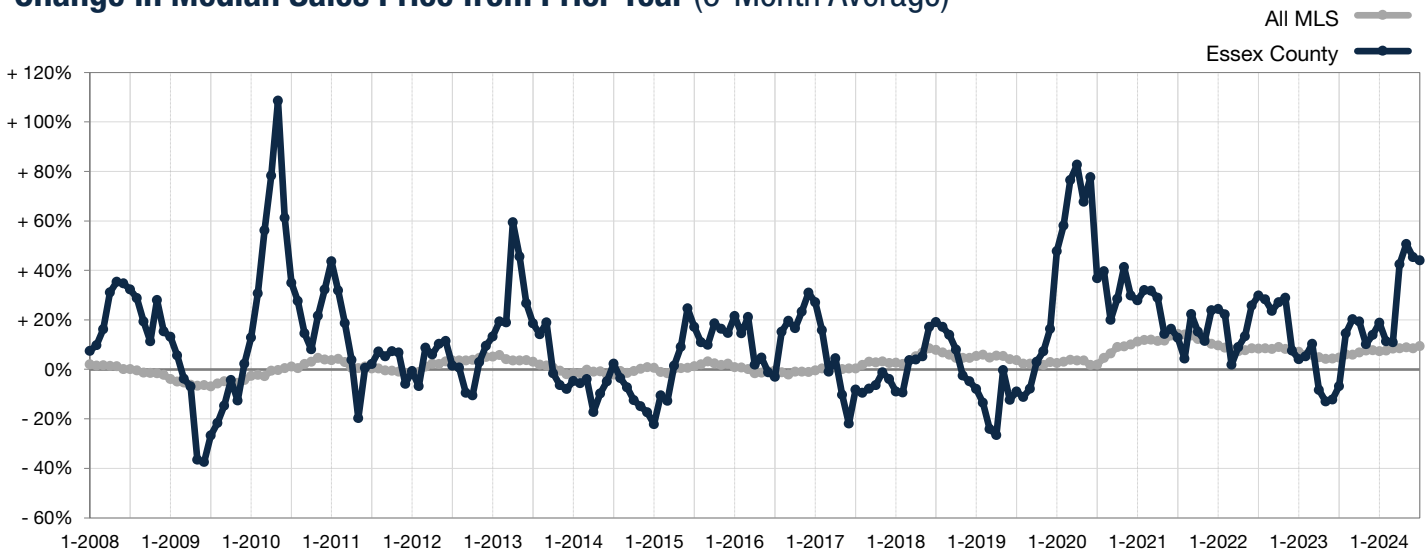
■ 2023 ■ 2024

### 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.