

# Local Market Update – August 2024

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



**+ 3.8%**

**- 23.8%**

**- 24.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

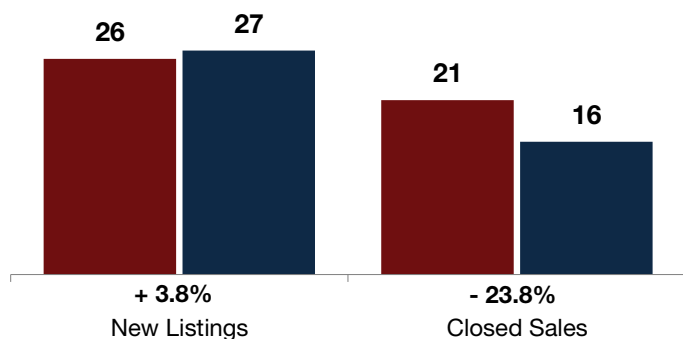
## Essex County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	27	+ 3.8%	161	186	+ 15.5%
Closed Sales	21	16	- 23.8%	107	116	+ 8.4%
Median Sales Price*	\$287,500	<b>\$217,500</b>	- 24.3%	\$179,900	<b>\$215,250</b>	+ 19.6%
Percent of Original List Price Received*	95.3%	<b>93.7%</b>	- 1.7%	93.0%	<b>91.9%</b>	- 1.3%
Days on Market Until Sale	25	<b>78</b>	+ 218.0%	54	<b>77</b>	+ 41.7%
Inventory of Homes for Sale	68	<b>86</b>	+ 26.5%	--	--	--
Months Supply of Inventory	4.7	<b>5.7</b>	+ 19.5%	--	--	--

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

### August

■ 2023 ■ 2024

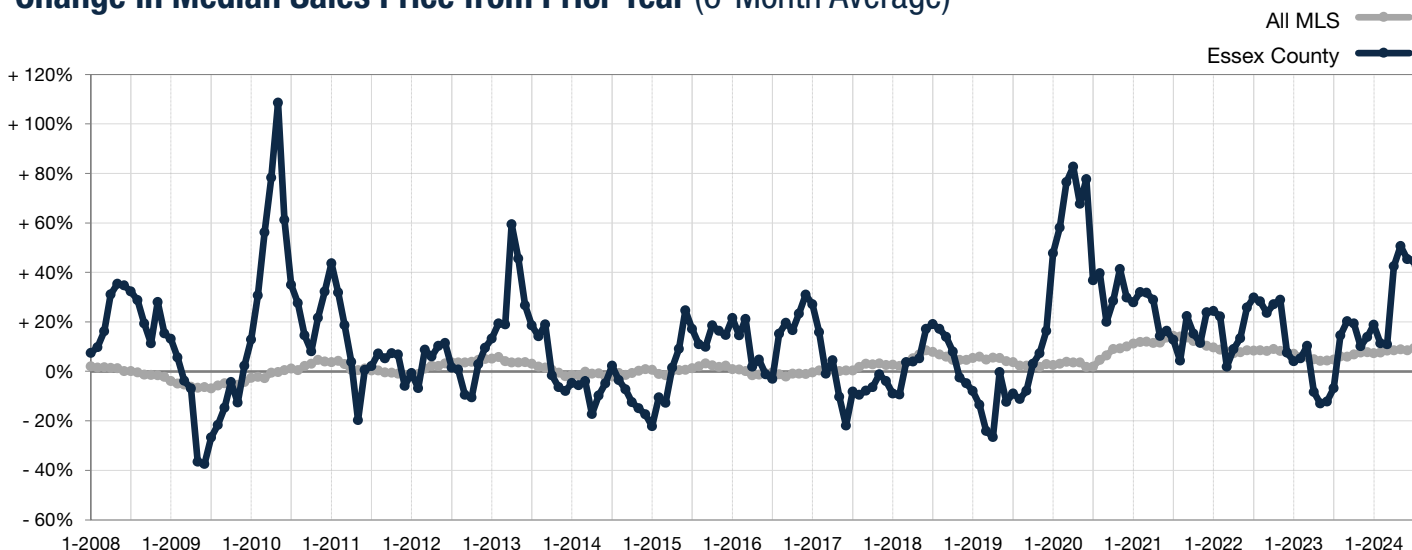


### Year to Date

■ 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.