

# Local Market Update – September 2024

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



## Essex County

**+ 16.0%**

**- 4.8%**

**- 3.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### September

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	29	+ 16.0%	186	215	+ 15.6%
Closed Sales	21	20	- 4.8%	128	137	+ 7.0%
Median Sales Price*	\$235,000	<b>\$226,700</b>	- 3.5%	\$183,500	<b>\$215,000</b>	+ 17.2%
Percent of Original List Price Received*	94.6%	<b>93.2%</b>	- 1.5%	93.3%	<b>92.1%</b>	- 1.2%
Days on Market Until Sale	84	<b>53</b>	- 36.7%	59	<b>73</b>	+ 23.4%
Inventory of Homes for Sale	63	<b>82</b>	+ 30.2%	--	--	--
Months Supply of Inventory	4.3	<b>5.3</b>	+ 23.8%	--	--	--

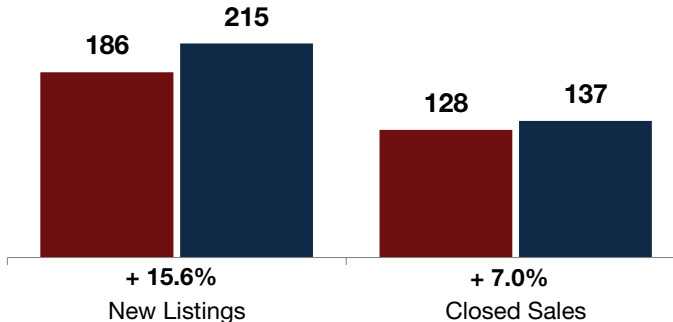
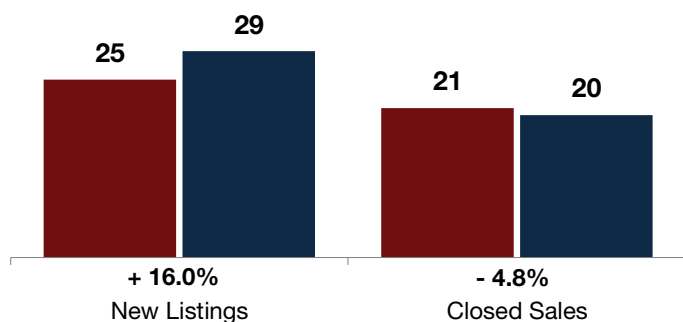
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

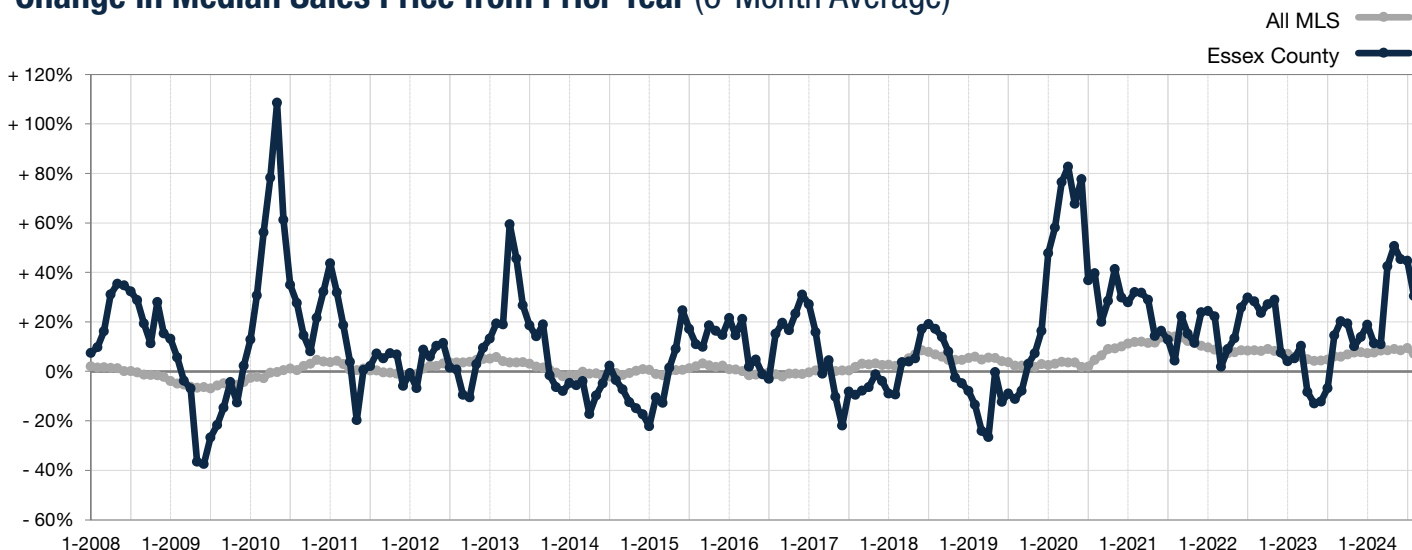
■ 2023 ■ 2024

### 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.