

Local Market Update – November 2024

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



- 36.4%

+ 58.8%

- 17.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Essex County

November

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	7	- 36.4%	212	243	+ 14.6%
Closed Sales	17	27	+ 58.8%	157	176	+ 12.1%
Median Sales Price*	\$204,500	\$169,000	- 17.4%	\$182,000	\$212,000	+ 16.5%
Percent of Original List Price Received*	95.6%	90.0%	- 5.8%	93.4%	92.0%	- 1.6%
Days on Market Until Sale	48	45	- 7.3%	56	67	+ 19.7%
Inventory of Homes for Sale	55	67	+ 21.8%	--	--	--
Months Supply of Inventory	3.8	4.3	+ 11.5%	--	--	--

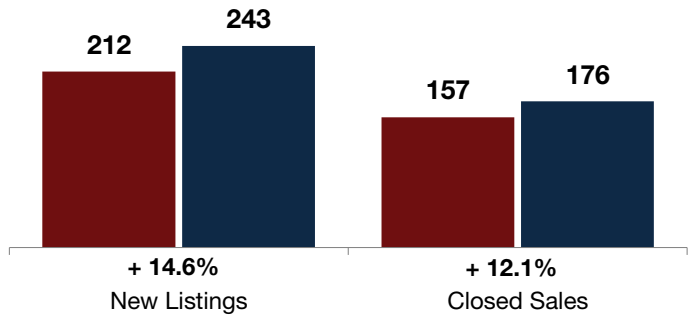
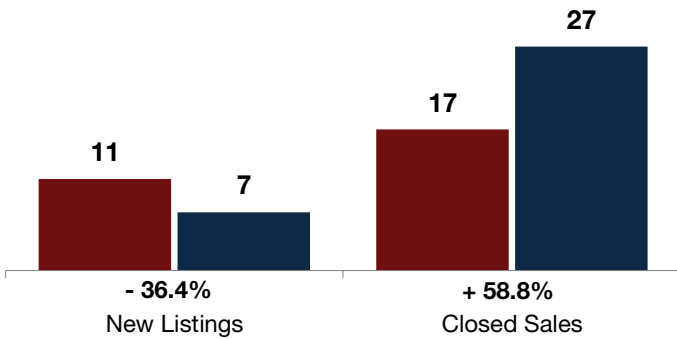
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

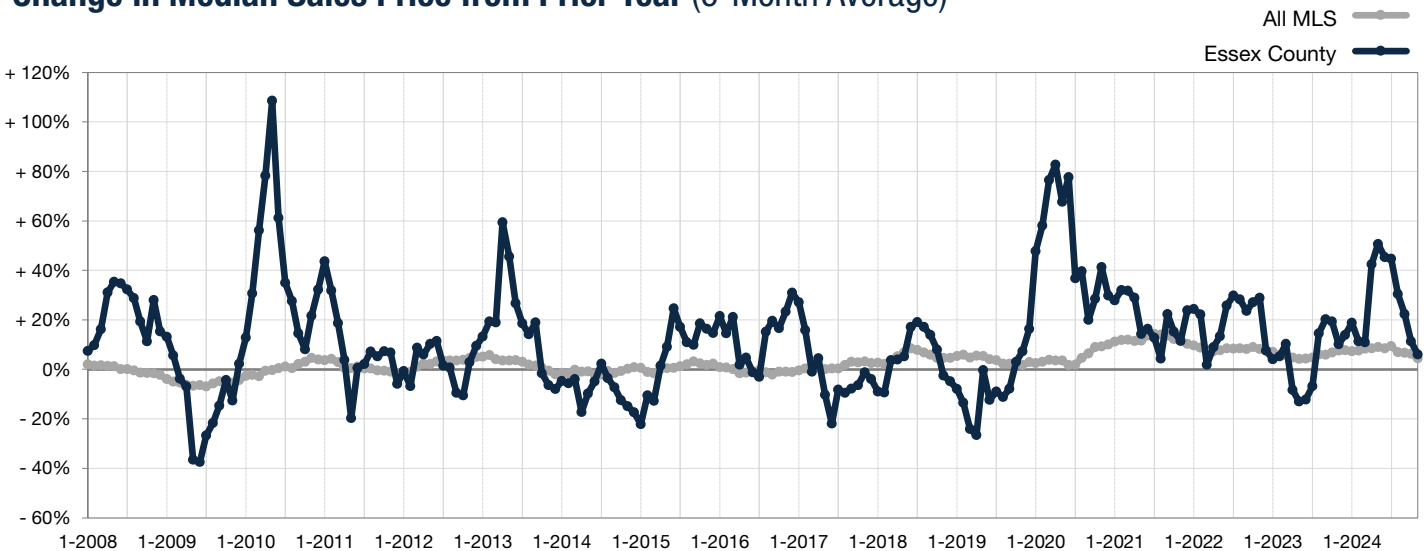
■ 2023 ■ 2024

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.