

# Local Market Update – December 2024

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



**- 30.0%**

**+ 111.1%**

**+ 17.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Essex County

### December

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	7	- 30.0%	222	250	+ 12.6%
Closed Sales	9	19	+ 111.1%	166	195	+ 17.5%
Median Sales Price*	\$180,000	\$212,000	+ 17.8%	\$181,000	\$212,000	+ 17.1%
Percent of Original List Price Received*	90.2%	90.9%	+ 0.7%	93.3%	91.9%	- 1.5%
Days on Market Until Sale	43	90	+ 110.3%	55	69	+ 25.4%
Inventory of Homes for Sale	46	58	+ 26.1%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 21.2%	--	--	--

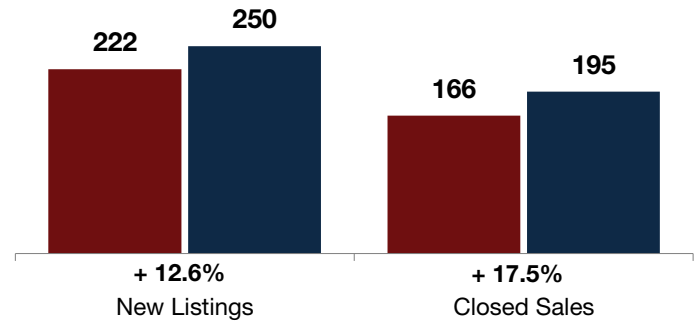
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

■ 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.