

# Local Market Update – January 2025

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



## Essex County

**- 44.4%**

**- 23.1%**

**+ 18.7%**

Change in  
New Listings

Change in  
Closed Sales

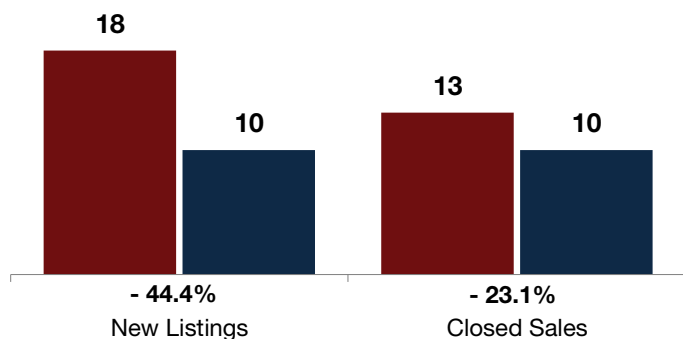
Change in  
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	18	10	- 44.4%	18	10	- 44.4%
Closed Sales	13	10	- 23.1%	13	10	- 23.1%
Median Sales Price*	\$187,500	<b>\$222,500</b>	+ 18.7%	\$187,500	<b>\$222,500</b>	+ 18.7%
Percent of Original List Price Received*	87.6%	<b>84.7%</b>	- 3.3%	87.6%	<b>84.7%</b>	- 3.3%
Days on Market Until Sale	80	<b>47</b>	- 41.1%	80	<b>47</b>	- 41.1%
Inventory of Homes for Sale	40	<b>49</b>	+ 22.5%	--	--	--
Months Supply of Inventory	2.6	<b>3.3</b>	+ 29.5%	--	--	--

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

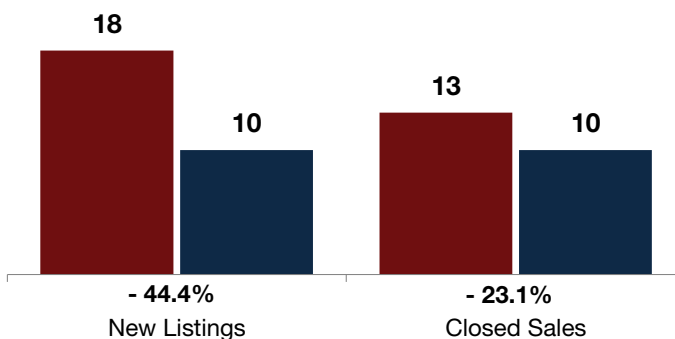
### January

■ 2024 ■ 2025

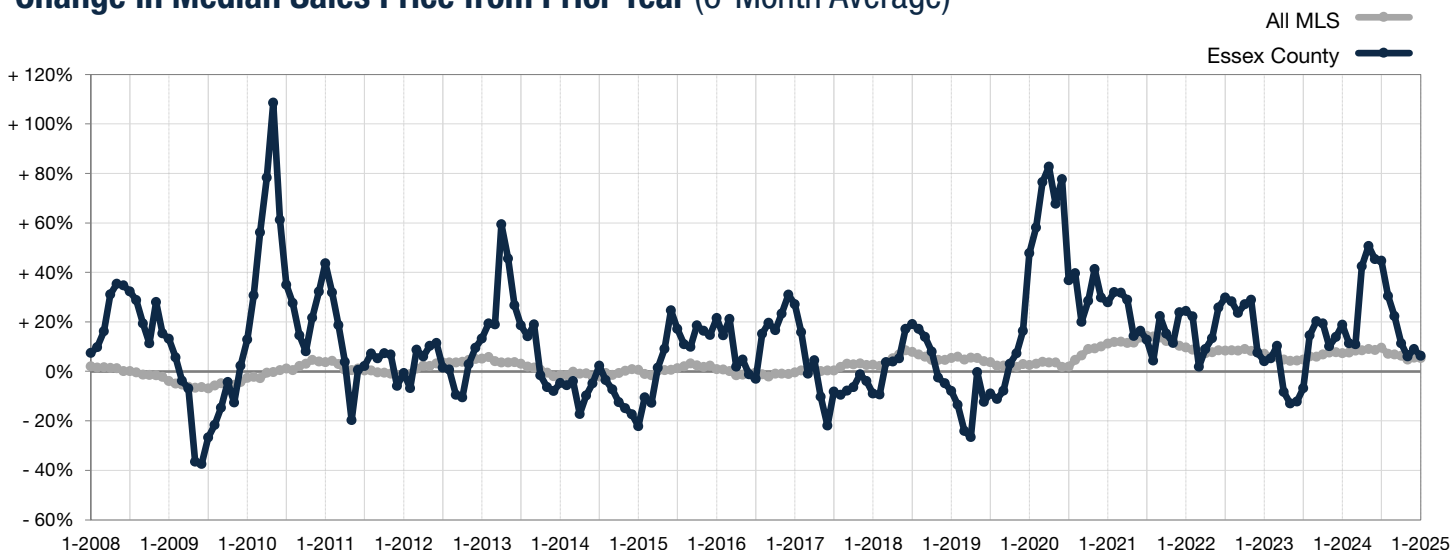


### Year to Date

■ 2024 ■ 2025



### 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.