

# Local Market Update – May 2025

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



**+ 66.7%**

**+ 18.2%**

**+ 32.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

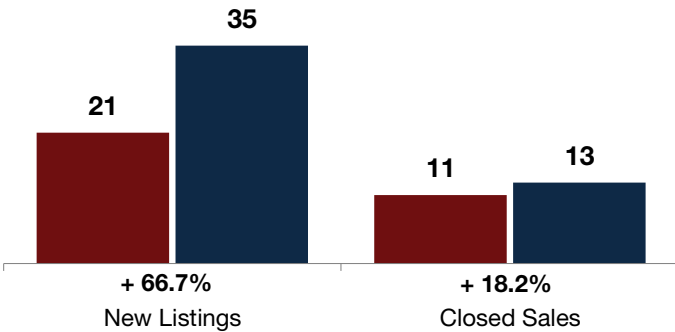
## Essex County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	21	35	+ 66.7%	88	82	- 6.8%
Closed Sales	11	13	+ 18.2%	72	48	- 33.3%
Median Sales Price*	\$177,500	<b>\$234,900</b>	+ 32.3%	\$190,750	<b>\$210,000</b>	+ 10.1%
Percent of Original List Price Received*	98.3%	<b>95.8%</b>	- 2.6%	90.7%	<b>88.4%</b>	- 2.6%
Days on Market Until Sale	98	<b>42</b>	- 57.1%	85	<b>64</b>	- 25.5%
Inventory of Homes for Sale	56	<b>70</b>	+ 25.0%	--	--	--
Months Supply of Inventory	3.7	<b>5.0</b>	+ 35.4%	--	--	--

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

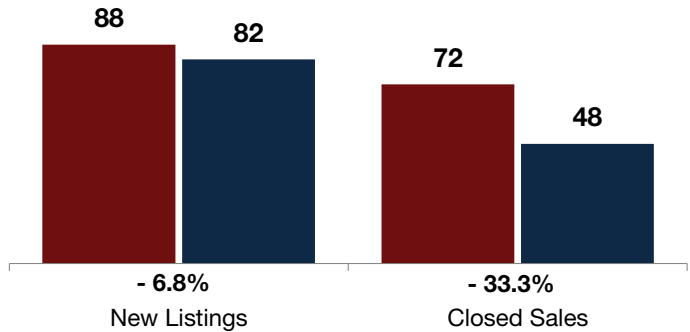
### May

■ 2024 ■ 2025

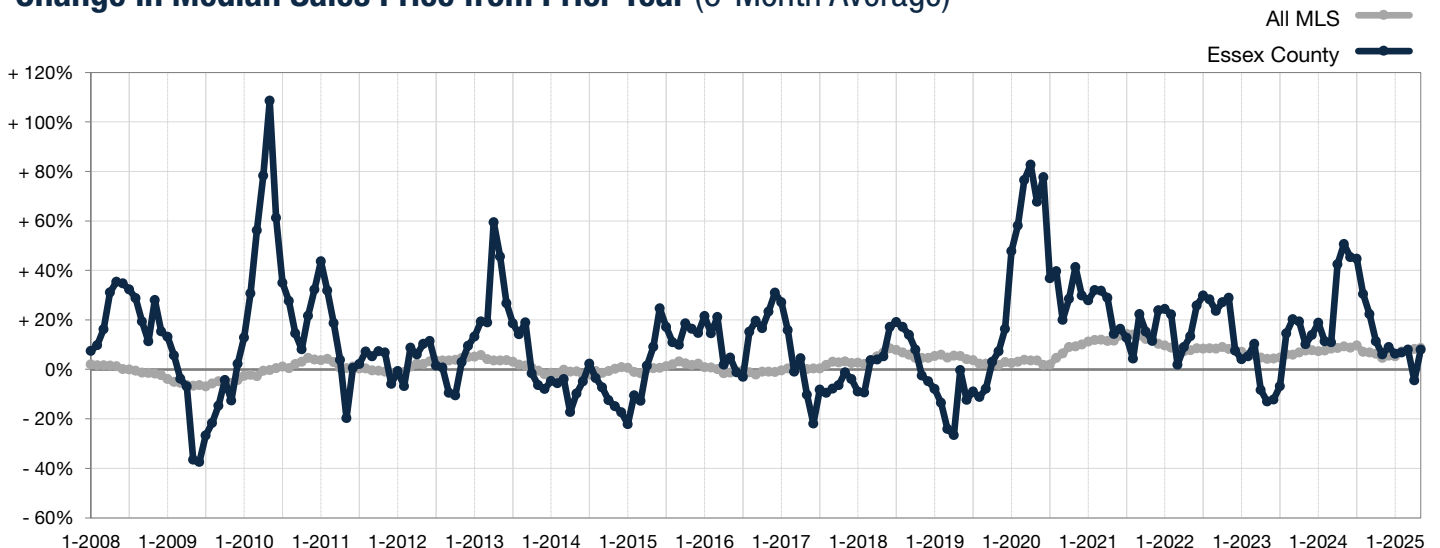


### Year to Date

■ 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.