

Local Market Update – June 2025

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



Essex County

- 7.7%

Change in
New Listings

- 50.0%

Change in
Closed Sales

+ 70.2%

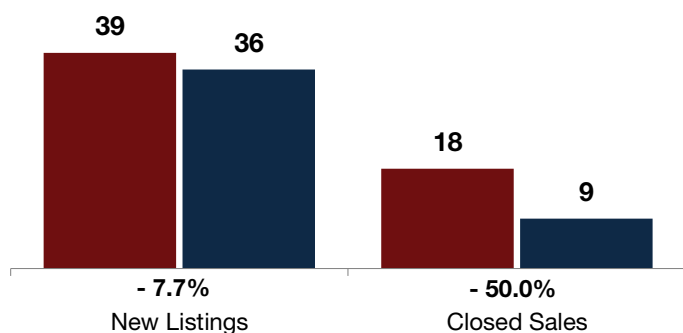
Change in
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	39	36	- 7.7%	127	120	- 5.5%
Closed Sales	18	9	- 50.0%	90	57	- 36.7%
Median Sales Price*	\$234,950	\$400,000	+ 70.2%	\$200,000	\$229,000	+ 14.5%
Percent of Original List Price Received*	94.0%	90.5%	- 3.7%	91.4%	88.7%	- 3.0%
Days on Market Until Sale	58	22	- 62.4%	80	57	- 28.6%
Inventory of Homes for Sale	79	85	+ 7.6%	--	--	--
Months Supply of Inventory	5.4	5.8	+ 8.2%	--	--	--

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

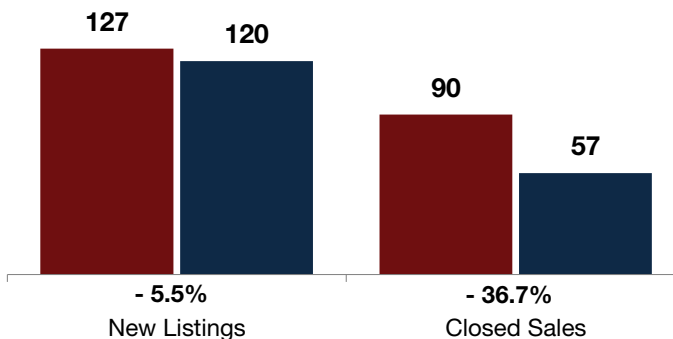
June

■ 2024 ■ 2025

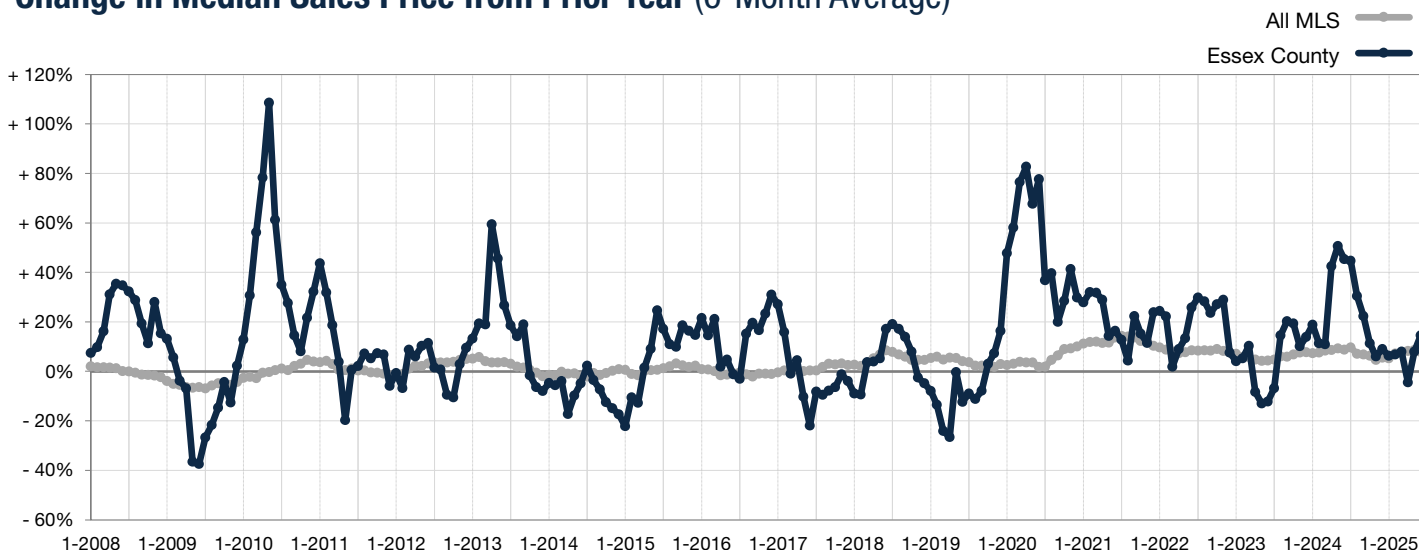


Year to Date

■ 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.