

# Local Market Update – July 2025

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



## Essex County

**- 21.9%**

**+ 70.0%**

**+ 35.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	32	25	- 21.9%	159	146	- 8.2%
Closed Sales	10	17	+ 70.0%	100	74	- 26.0%
Median Sales Price*	\$277,500	<b>\$375,000</b>	+ 35.1%	\$212,250	<b>\$267,650</b>	+ 26.1%
Percent of Original List Price Received*	93.0%	<b>91.4%</b>	- 1.8%	91.6%	<b>89.3%</b>	- 2.4%
Days on Market Until Sale	50	<b>76</b>	+ 52.2%	77	<b>61</b>	- 20.2%
Inventory of Homes for Sale	87	<b>78</b>	- 10.3%	--	--	--
Months Supply of Inventory	5.9	<b>5.4</b>	- 8.3%	--	--	--

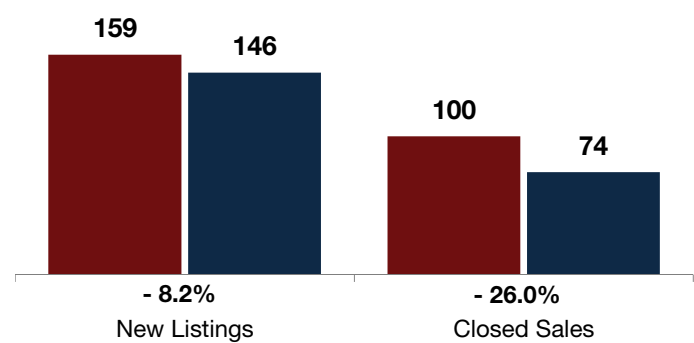
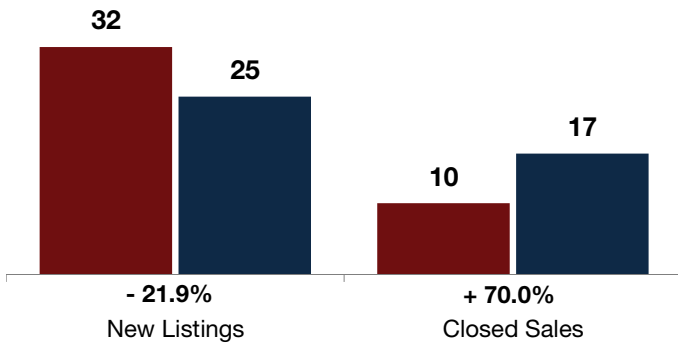
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

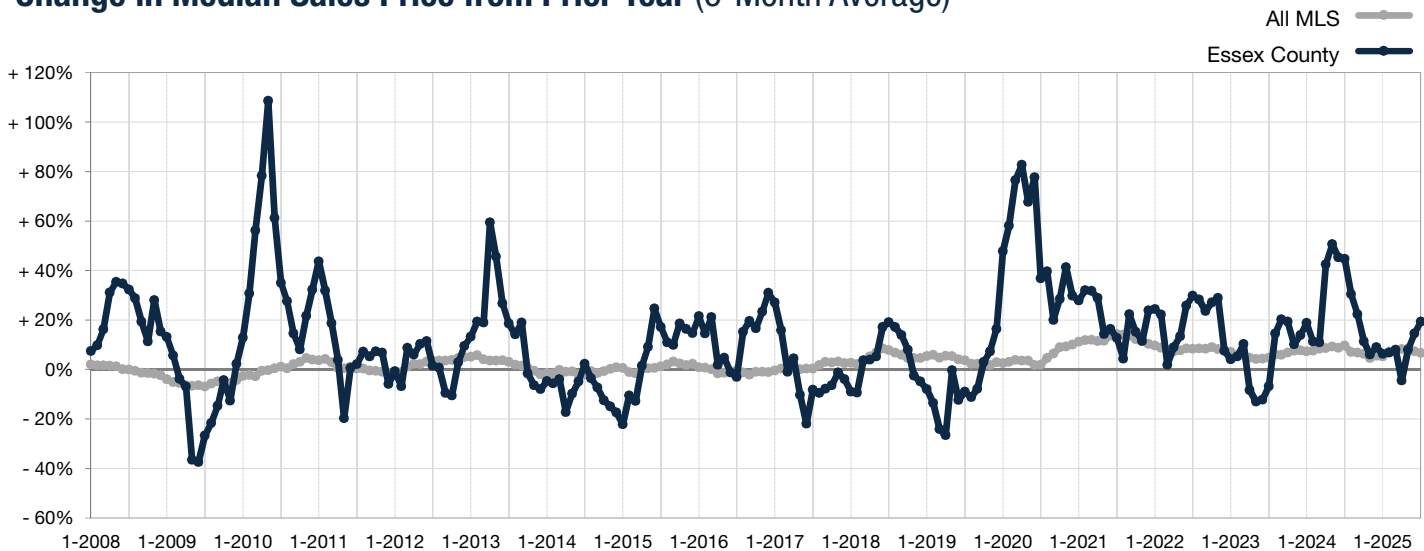
■ 2024 ■ 2025

### 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.