

# Local Market Update – August 2025

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



## Essex County

**+ 3.6%**

Change in  
New Listings

**- 5.9%**

Change in  
Closed Sales

**- 19.8%**

Change in  
Median Sales Price

### August

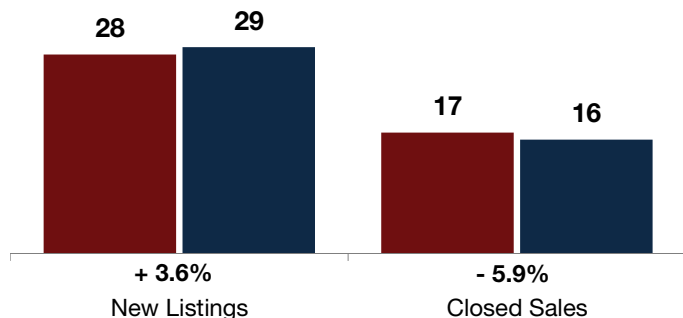
### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	28	29	+ 3.6%	187	177	- 5.3%
Closed Sales	17	16	- 5.9%	117	90	- 23.1%
Median Sales Price*	\$215,000	<b>\$172,500</b>	- 19.8%	\$215,000	<b>\$241,540</b>	+ 12.3%
Percent of Original List Price Received*	94.4%	<b>93.8%</b>	- 0.6%	92.0%	<b>90.1%</b>	- 2.0%
Days on Market Until Sale	74	<b>67</b>	- 9.5%	77	<b>63</b>	- 18.4%
Inventory of Homes for Sale	88	<b>88</b>	0.0%	--	--	--
Months Supply of Inventory	5.9	<b>6.0</b>	+ 2.9%	--	--	--

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

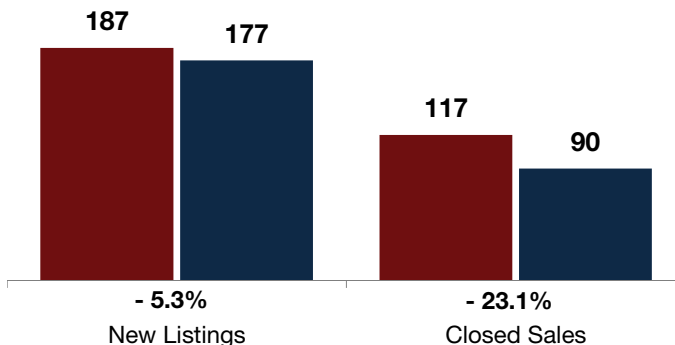
### August

■ 2024 ■ 2025

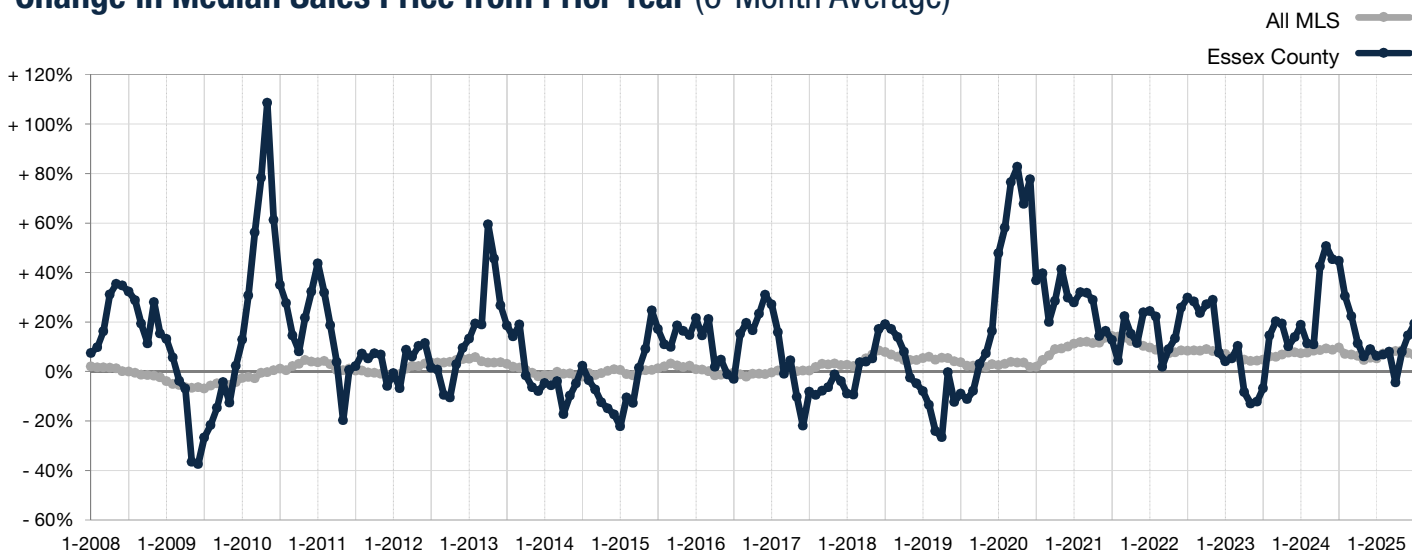


### Year to Date

■ 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.