

# Local Market Update – September 2025

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



## Essex County

**- 46.7%**

Change in  
New Listings

**- 9.1%**

Change in  
Closed Sales

**+ 25.7%**

Change in  
Median Sales Price

### September

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	30	16	- 46.7%	217	195	- 10.1%
Closed Sales	22	20	- 9.1%	139	111	- 20.1%
Median Sales Price*	\$226,700	<b>\$285,000</b>	+ 25.7%	\$215,000	<b>\$249,500</b>	+ 16.0%
Percent of Original List Price Received*	92.7%	<b>97.6%</b>	+ 5.3%	92.1%	<b>91.5%</b>	- 0.6%
Days on Market Until Sale	60	<b>45</b>	- 25.7%	74	<b>59</b>	- 20.5%
Inventory of Homes for Sale	86	<b>81</b>	- 5.8%	--	--	--
Months Supply of Inventory	5.6	<b>5.9</b>	+ 4.5%	--	--	--

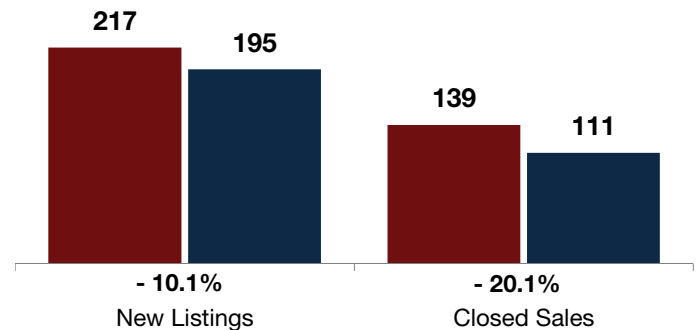
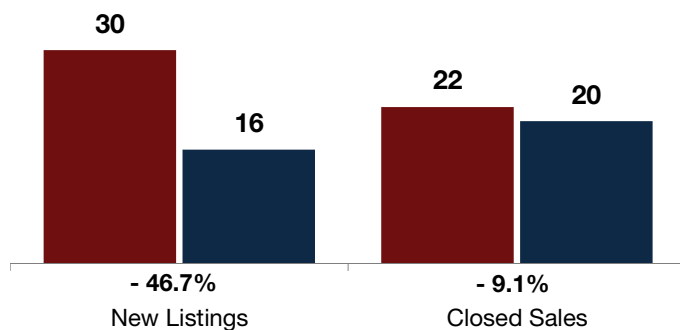
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

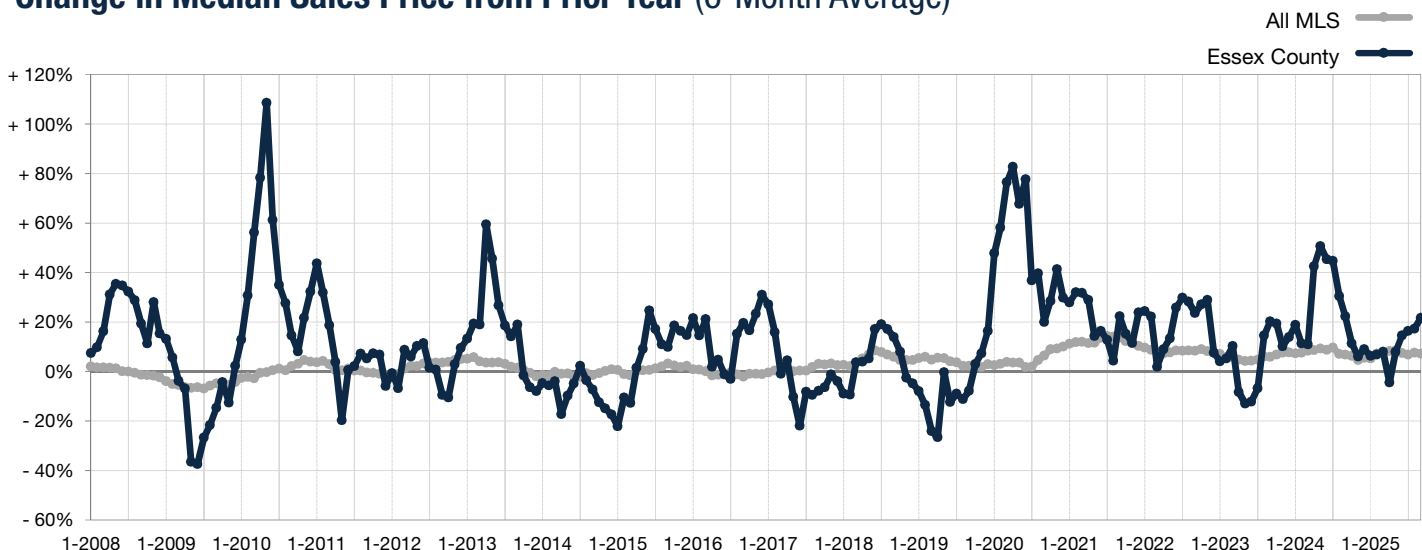
■ 2024 ■ 2025

### 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.