

Local Market Update – October 2025

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



+ 35.0% **+ 110.0%** **- 27.7%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Essex County

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	27	+ 35.0%	237	224	- 5.5%
Closed Sales	10	21	+ 110.0%	149	132	- 11.4%
Median Sales Price*	\$332,000	\$240,000	- 27.7%	\$215,500	\$249,000	+ 15.5%
Percent of Original List Price Received*	95.9%	92.5%	- 3.5%	92.3%	91.7%	- 0.7%
Days on Market Until Sale	25	52	+ 107.5%	71	58	- 18.3%
Inventory of Homes for Sale	80	81	+ 1.3%	--	--	--
Months Supply of Inventory	5.1	5.9	+ 15.9%	--	--	--

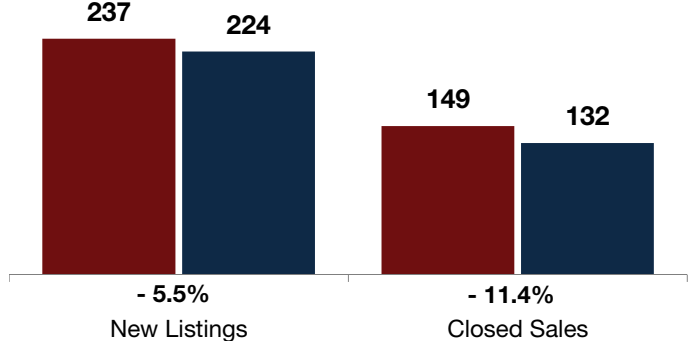
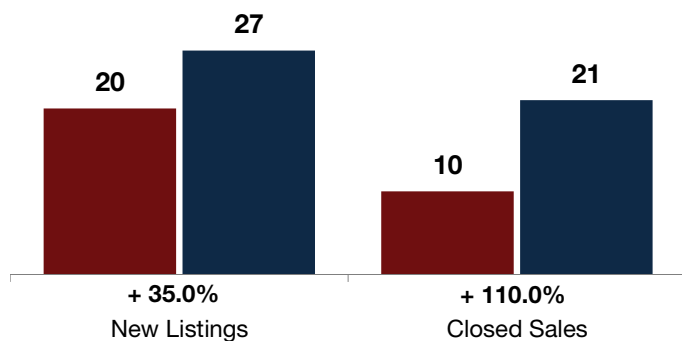
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

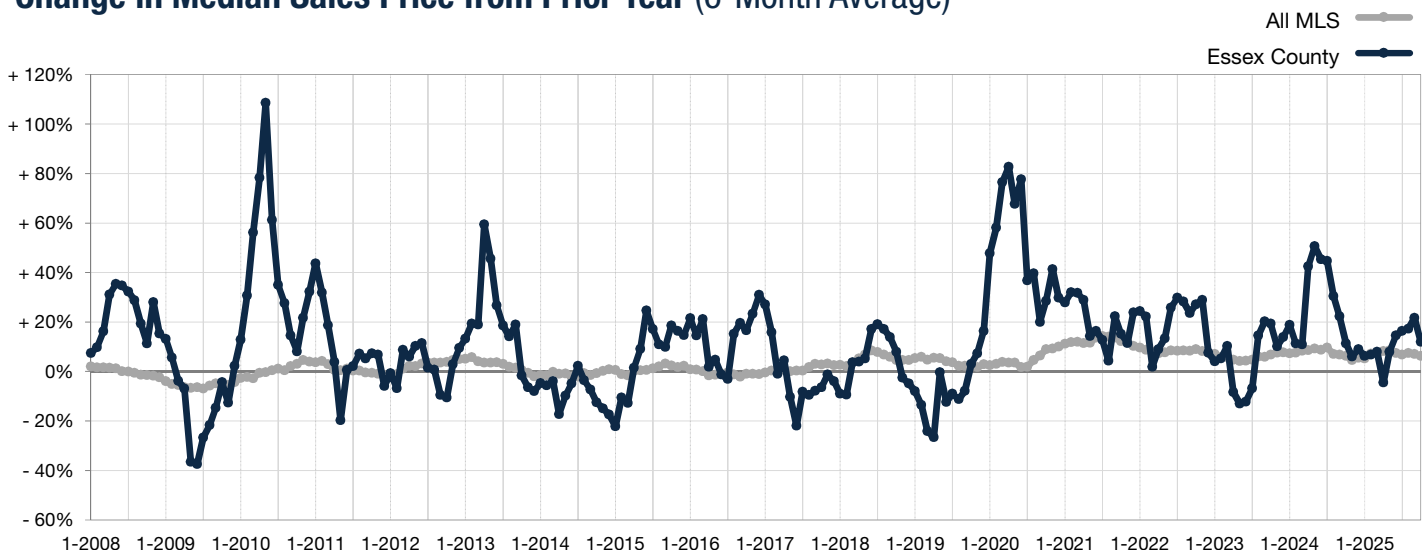
■ 2024 ■ 2025

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.