

Local Market Update – November 2025

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



Essex County

+ 87.5%

- 44.4%

+ 20.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	15	+ 87.5%	245	241	- 1.6%
Closed Sales	27	15	- 44.4%	176	148	- 15.9%
Median Sales Price*	\$169,000	\$203,750	+ 20.6%	\$212,000	\$248,590	+ 17.3%
Percent of Original List Price Received*	90.0%	86.7%	- 3.7%	92.0%	91.2%	- 0.9%
Days on Market Until Sale	45	73	+ 62.6%	67	59	- 11.8%
Inventory of Homes for Sale	69	75	+ 8.7%	--	--	--
Months Supply of Inventory	4.4	5.3	+ 21.6%	--	--	--

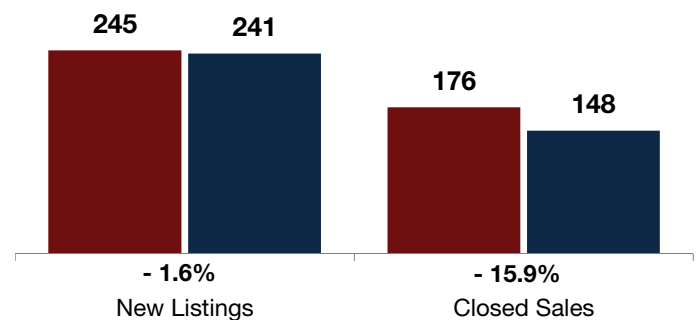
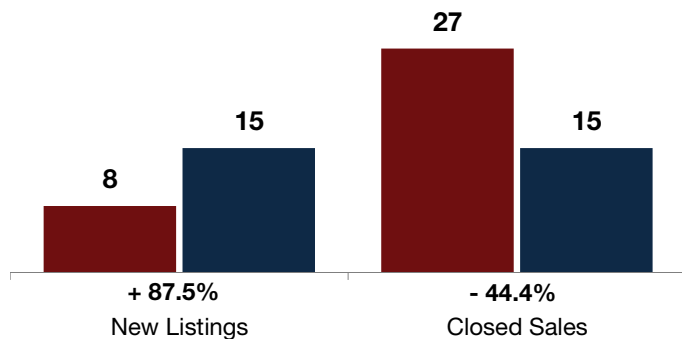
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

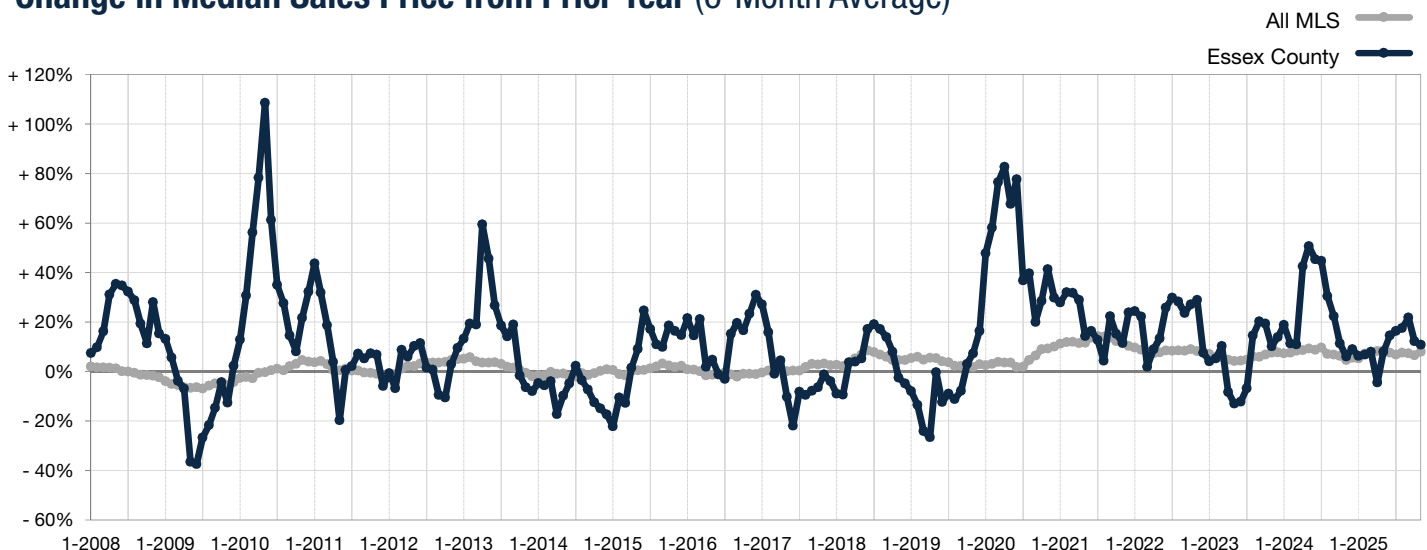
■ 2024 ■ 2025

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.