

Local Market Update – December 2025

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



Essex County

+ 100.0%

- 31.6%

- 8.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	14	+ 100.0%	252	256	+ 1.6%
Closed Sales	19	13	- 31.6%	195	161	- 17.4%
Median Sales Price*	\$212,000	\$195,000	- 8.0%	\$212,000	\$234,900	+ 10.8%
Percent of Original List Price Received*	90.9%	90.5%	- 0.4%	91.9%	91.1%	- 0.8%
Days on Market Until Sale	90	38	- 57.6%	69	57	- 17.1%
Inventory of Homes for Sale	61	71	+ 16.4%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 24.5%	--	--	--

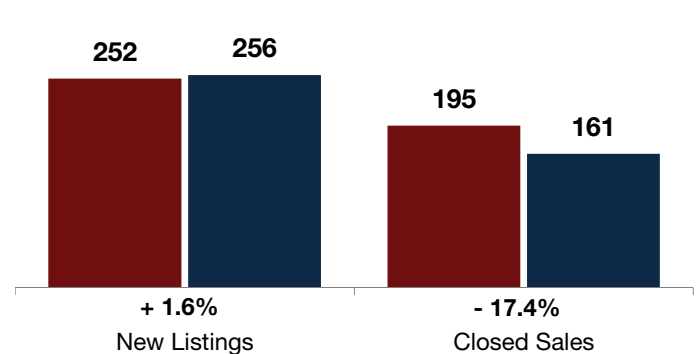
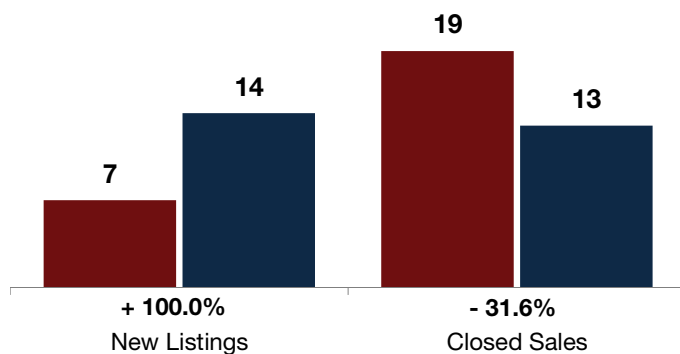
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

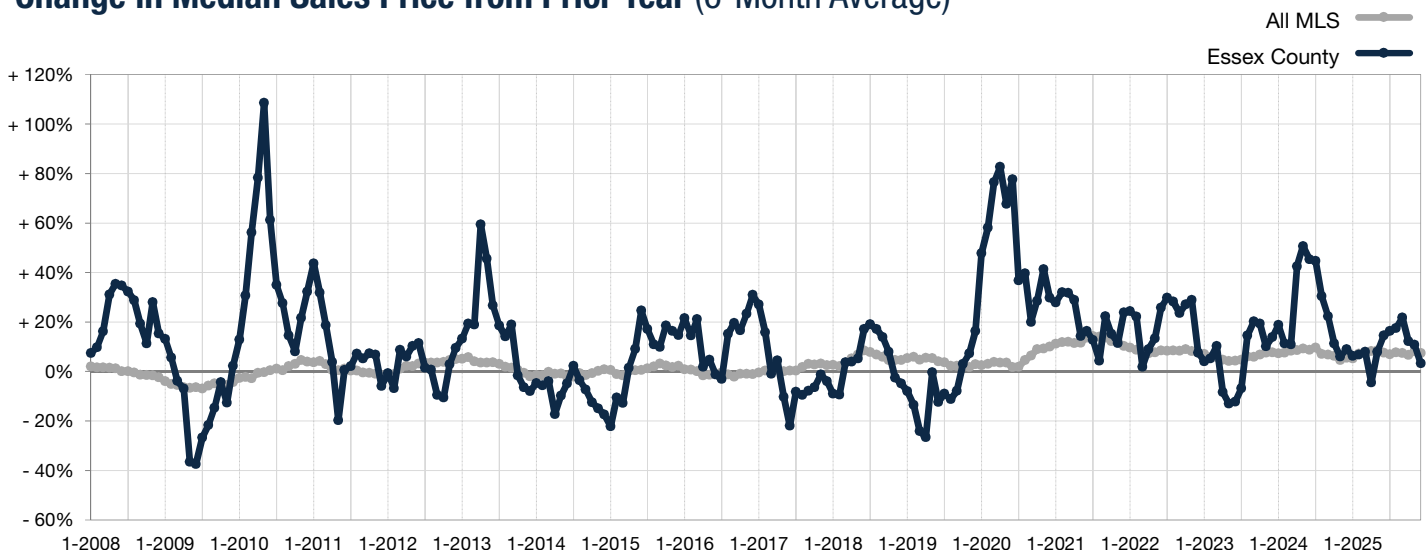
■ 2024 ■ 2025

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.