

Local Market Update – January 2026

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



Essex County

+ 50.0%

Change in
New Listings

+ 60.0%

Change in
Closed Sales

+ 78.7%

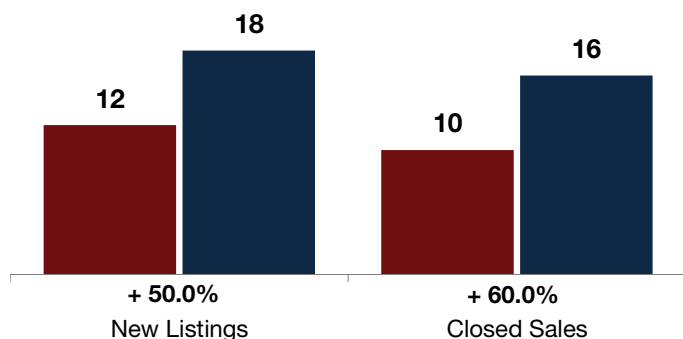
Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	12	18	+ 50.0%	12	18	+ 50.0%
Closed Sales	10	16	+ 60.0%	10	16	+ 60.0%
Median Sales Price*	\$222,500	\$397,500	+ 78.7%	\$222,500	\$397,500	+ 78.7%
Percent of Original List Price Received*	84.7%	92.2%	+ 8.8%	84.7%	92.2%	+ 8.8%
Days on Market Until Sale	47	62	+ 31.6%	47	62	+ 31.6%
Inventory of Homes for Sale	55	71	+ 29.1%	--	--	--
Months Supply of Inventory	3.8	5.0	+ 32.1%	--	--	--

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

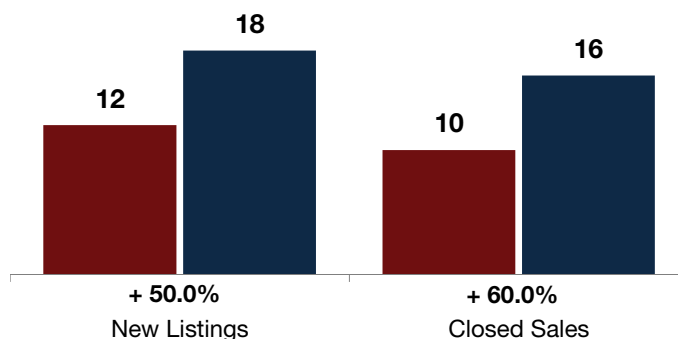
January

■ 2025 ■ 2026

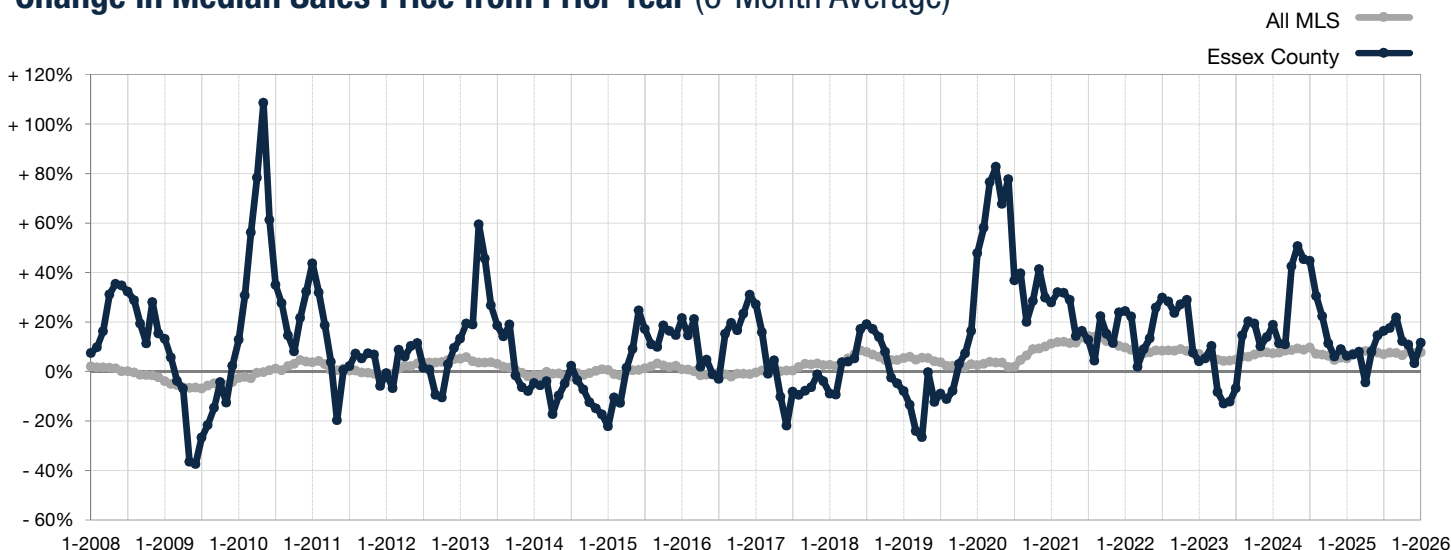


Year to Date

■ 2025 ■ 2026



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.