

Local Market Update – February 2026

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



Essex County

+ 25.0%

- 44.4%

+ 124.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	8	10	+ 25.0%	20	28	+ 40.0%
Closed Sales	9	5	- 44.4%	19	21	+ 10.5%
Median Sales Price*	\$89,000	\$200,000	+ 124.7%	\$175,000	\$280,000	+ 60.0%
Percent of Original List Price Received*	79.9%	87.7%	+ 9.8%	82.3%	91.3%	+ 10.9%
Days on Market Until Sale	110	87	- 21.5%	77	68	- 11.8%
Inventory of Homes for Sale	54	75	+ 38.9%	--	--	--
Months Supply of Inventory	3.7	5.5	+ 47.4%	--	--	--

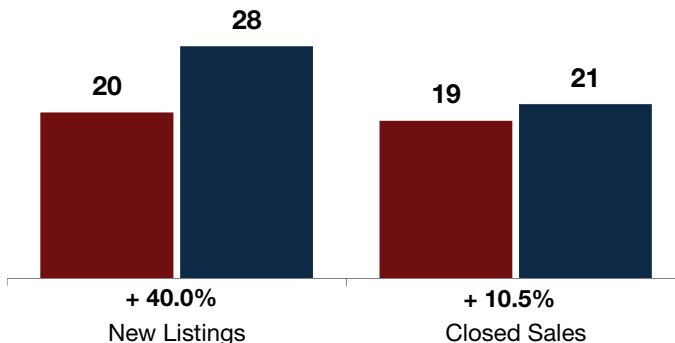
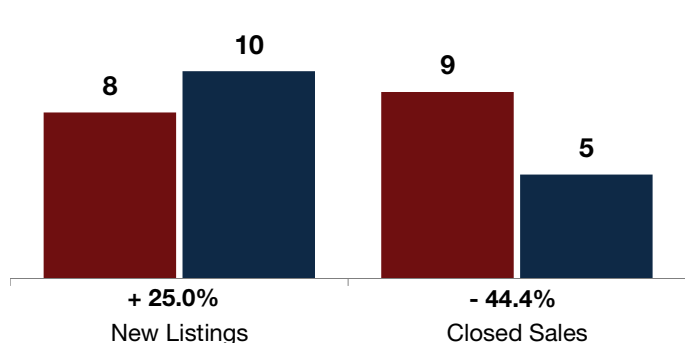
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

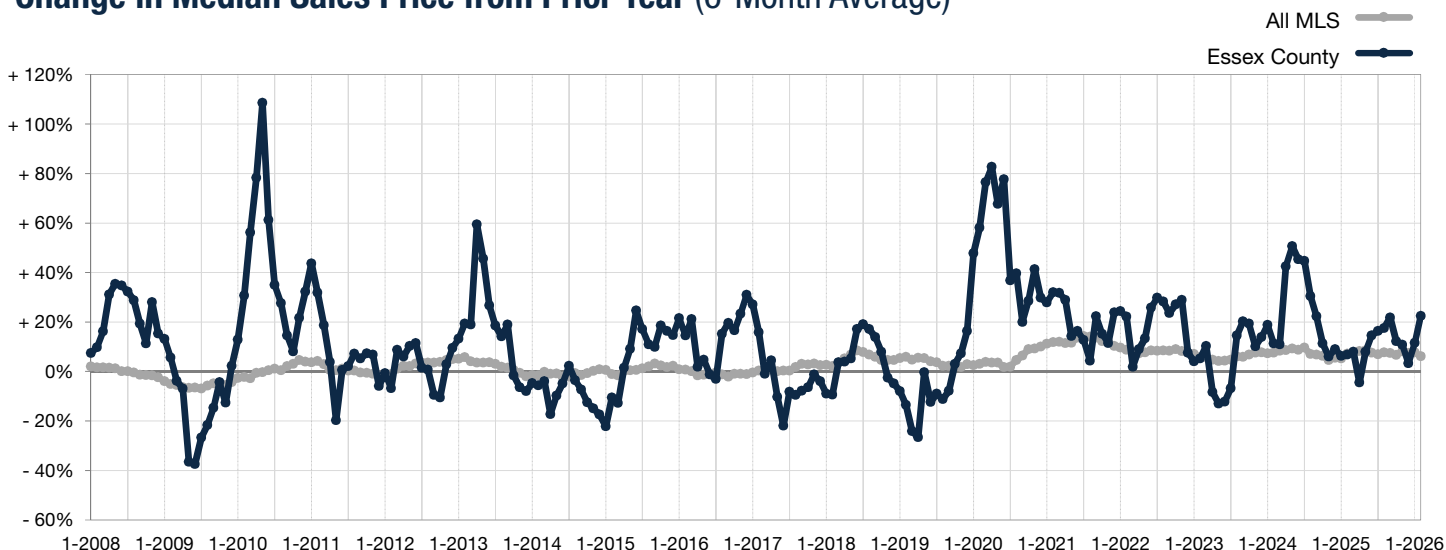
■ 2025 ■ 2026

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.