

# Local Market Update – March 2026

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



## Essex County

**+ 45.5%**

Change in  
New Listings

**+ 14.3%**

Change in  
Closed Sales

**+ 18.8%**

Change in  
Median Sales Price

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	11	16	+ 45.5%	31	44	+ 41.9%
Closed Sales	7	8	+ 14.3%	26	29	+ 11.5%
Median Sales Price*	\$173,040	<b>\$205,600</b>	+ 18.8%	\$174,020	<b>\$259,900</b>	+ 49.4%
Percent of Original List Price Received*	86.7%	<b>91.6%</b>	+ 5.6%	83.5%	<b>91.4%</b>	+ 9.4%
Days on Market Until Sale	54	<b>45</b>	- 16.9%	71	<b>62</b>	- 13.1%
Inventory of Homes for Sale	51	<b>70</b>	+ 37.3%	--	--	--
Months Supply of Inventory	3.6	<b>5.0</b>	+ 39.7%	--	--	--

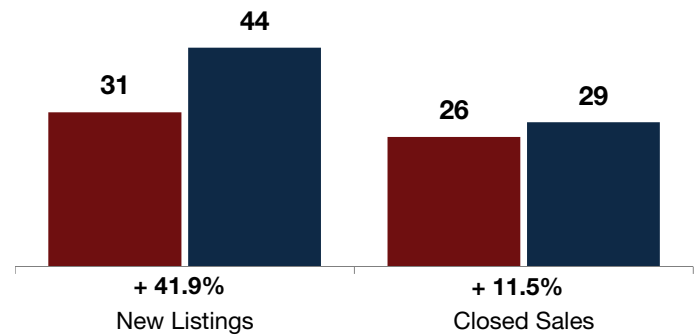
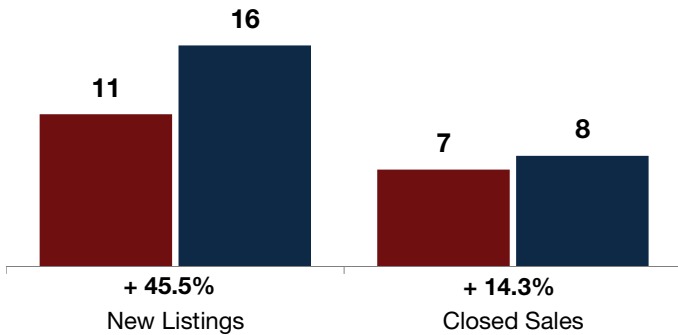
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

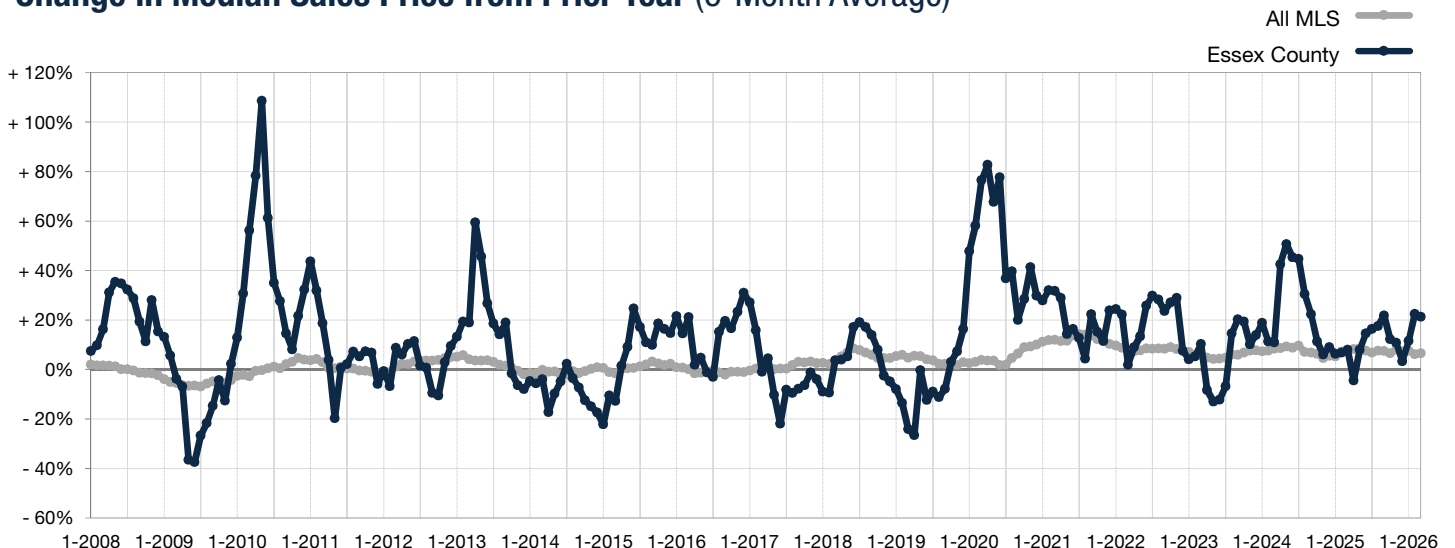
■ 2025 ■ 2026

### 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.