

Local Market Update – April 2026

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



Essex County

+ 5.6%

Change in
New Listings

0.0%

Change in
Closed Sales

- 23.4%

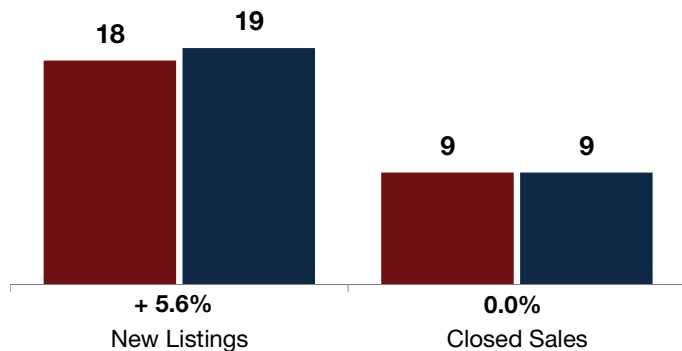
Change in
Median Sales Price

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	19	+ 5.6%	49	64	+ 30.6%
Closed Sales	9	9	0.0%	35	38	+ 8.6%
Median Sales Price*	\$250,000	\$191,400	- 23.4%	\$180,000	\$220,550	+ 22.5%
Percent of Original List Price Received*	91.0%	97.2%	+ 6.8%	85.5%	92.8%	+ 8.5%
Days on Market Until Sale	74	38	- 48.2%	72	56	- 21.8%
Inventory of Homes for Sale	59	74	+ 25.4%	--	--	--
Months Supply of Inventory	4.3	5.2	+ 21.7%	--	--	--

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

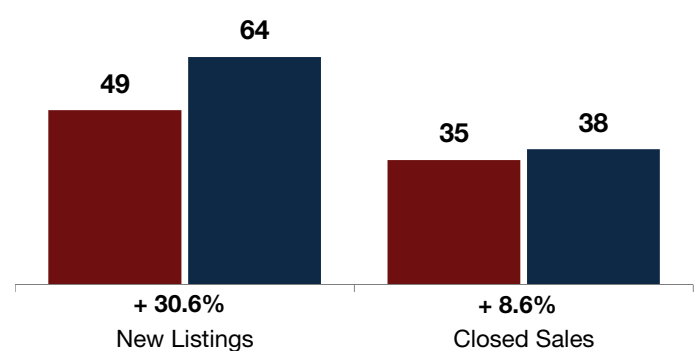
April

■ 2025 ■ 2026

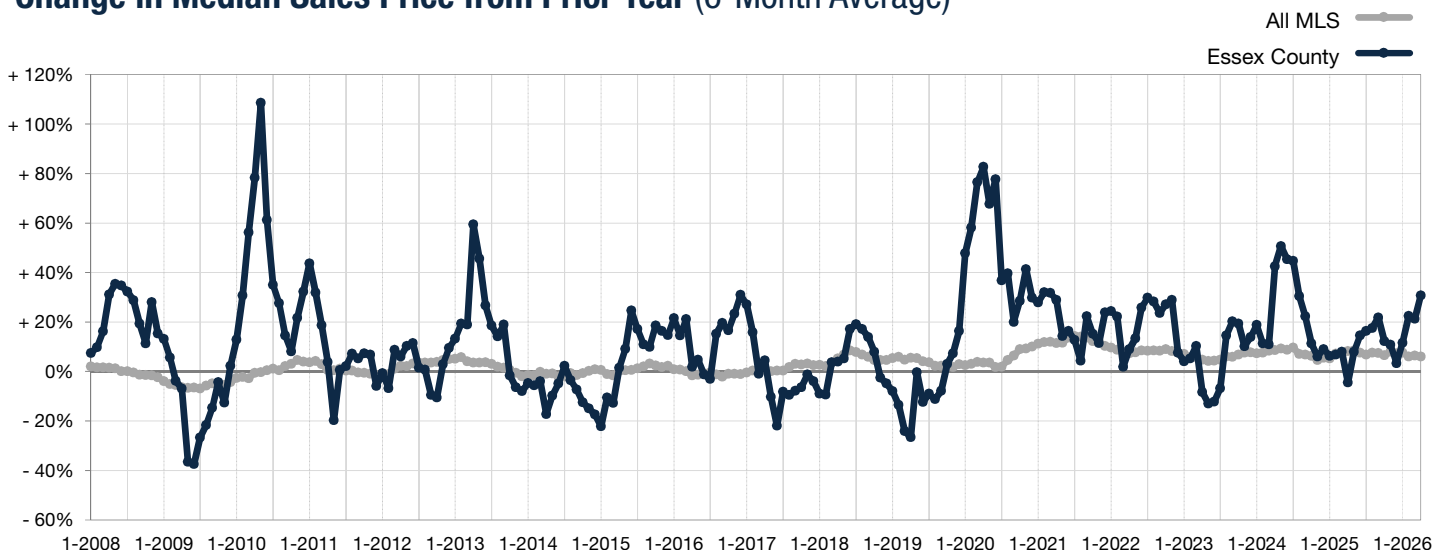


Year to Date

■ 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.