

Local Market Update – January 2024

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



Essex County

+ 54.5%

Change in
New Listings

- 7.1%

Change in
Closed Sales

+ 50.0%

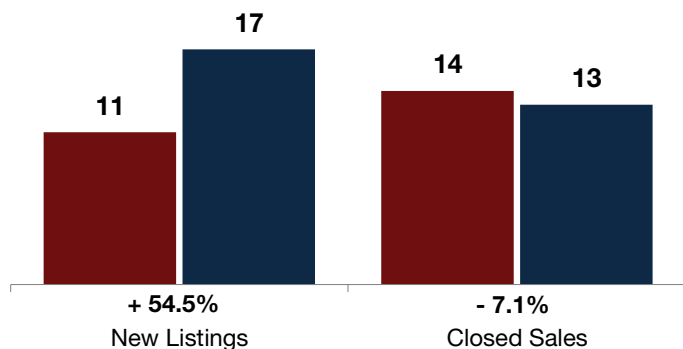
Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	17	+ 54.5%	11	17	+ 54.5%
Closed Sales	14	13	- 7.1%	14	13	- 7.1%
Median Sales Price*	\$125,000	\$187,500	+ 50.0%	\$125,000	\$187,500	+ 50.0%
Percent of Original List Price Received*	88.5%	87.6%	- 1.0%	88.5%	87.6%	- 1.0%
Days on Market Until Sale	65	80	+ 23.8%	65	80	+ 23.8%
Inventory of Homes for Sale	56	41	- 26.8%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.2%	--	--	--

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

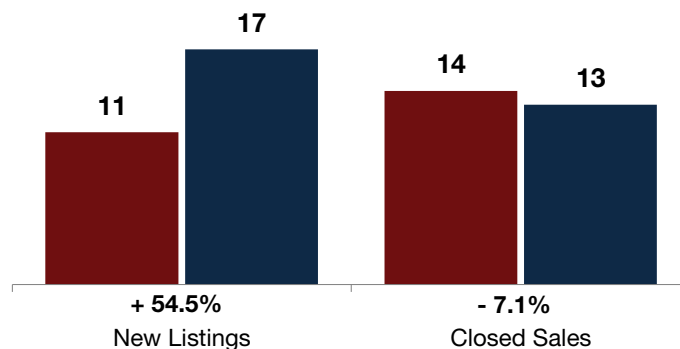
January

■ 2023 ■ 2024

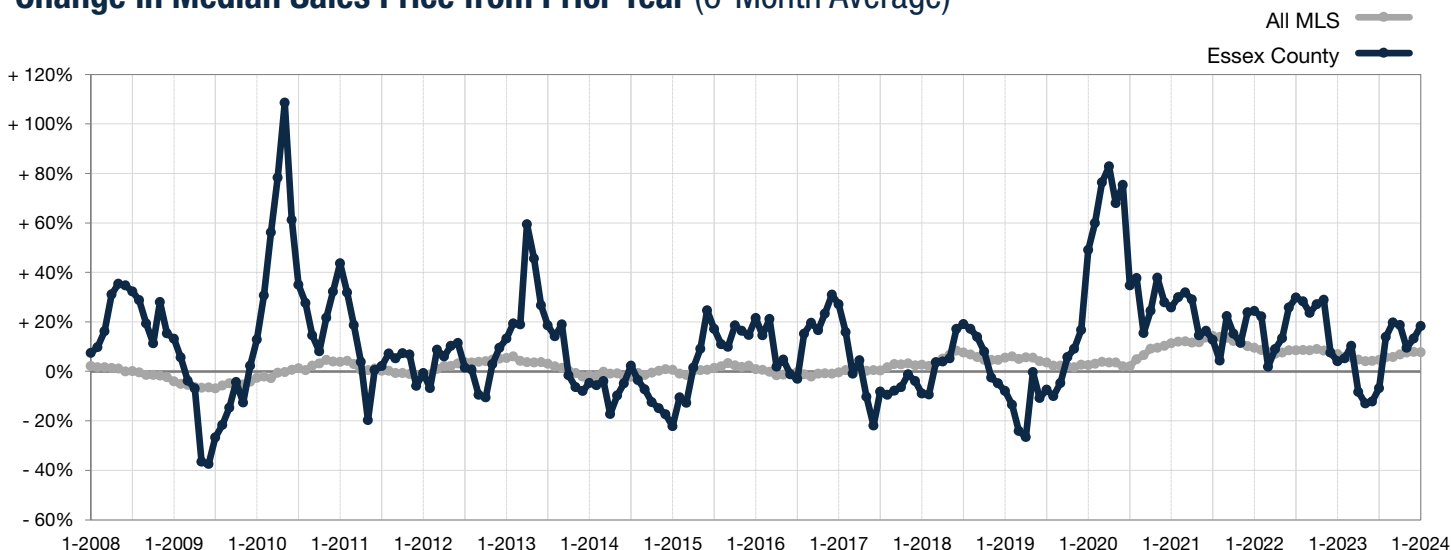


Year to Date

■ 2023 ■ 2024



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.