

Local Market Update – April 2024

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



Essex County

- 23.8%

+ 54.5%

+ 131.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	16	- 23.8%	62	63	+ 1.6%
Closed Sales	11	17	+ 54.5%	43	61	+ 41.9%
Median Sales Price*	\$97,125	\$225,000	+ 131.7%	\$134,620	\$200,000	+ 48.6%
Percent of Original List Price Received*	86.4%	92.3%	+ 6.8%	90.9%	89.4%	- 1.7%
Days on Market Until Sale	83	98	+ 19.0%	71	83	+ 16.9%
Inventory of Homes for Sale	64	49	- 23.4%	--	--	--
Months Supply of Inventory	4.3	3.2	- 26.7%	--	--	--

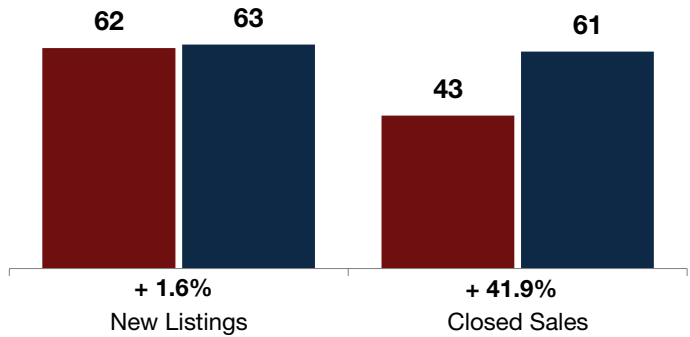
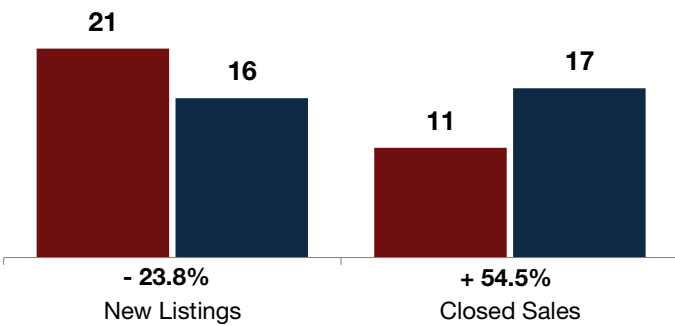
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

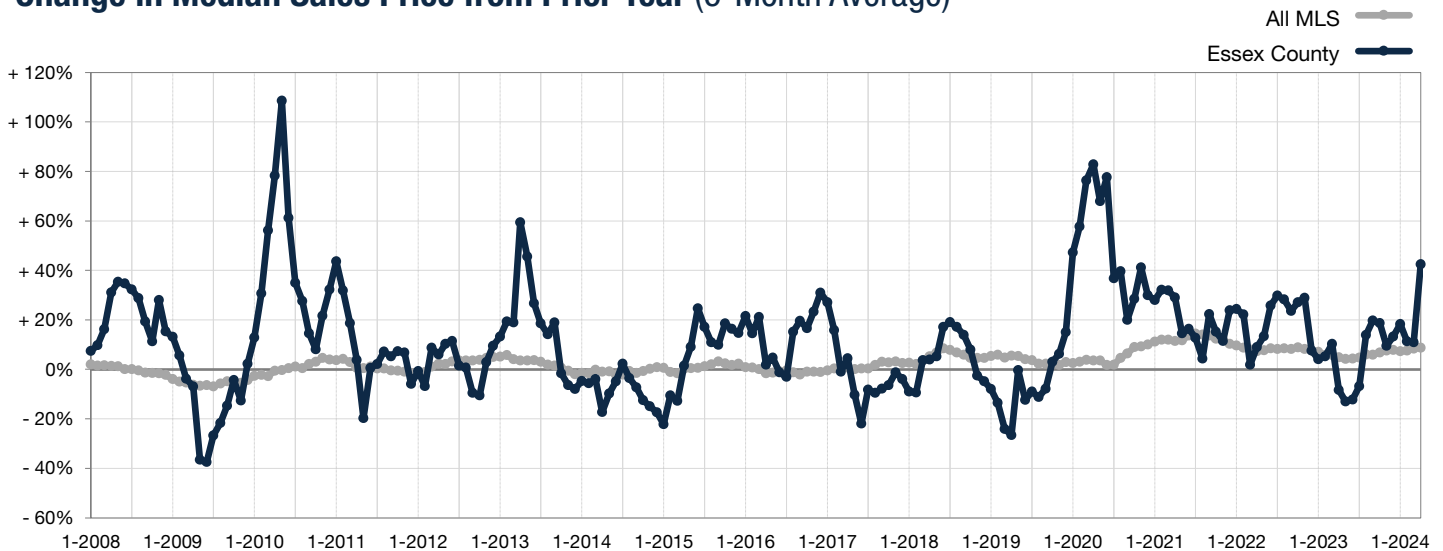
■ 2023 ■ 2024

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.