

Essex

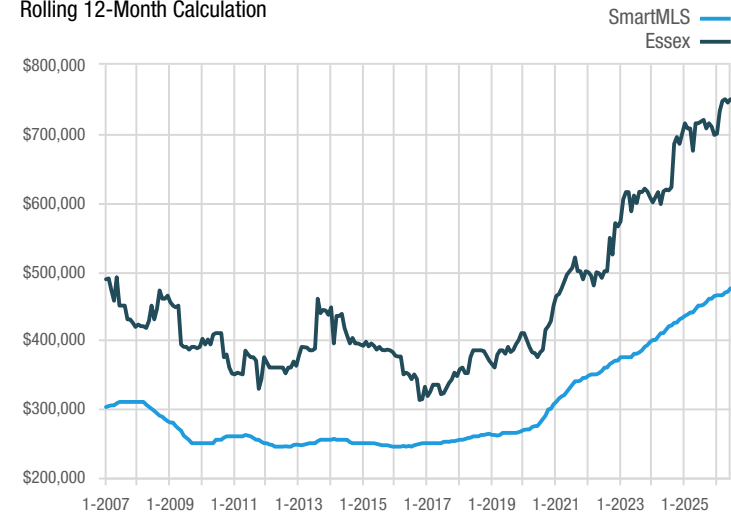
Middlesex County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	11	16	+ 45.5%	66	69	+ 4.5%
Pending Sales	16	8	- 50.0%	48	31	- 35.4%
Closed Sales	15	8	- 46.7%	42	30	- 28.6%
Days on Market Until Sale	38	25	- 34.2%	47	59	+ 25.5%
Median Sales Price*	\$745,000	\$798,500	+ 7.2%	\$700,000	\$795,450	+ 13.6%
Average Sales Price*	\$773,427	\$981,000	+ 26.8%	\$718,646	\$954,335	+ 32.8%
Percent of List Price Received*	101.2%	101.7%	+ 0.5%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	24	38	+ 58.3%	—	—	—
Months Supply of Inventory	3.1	6.3	+ 103.2%	—	—	—

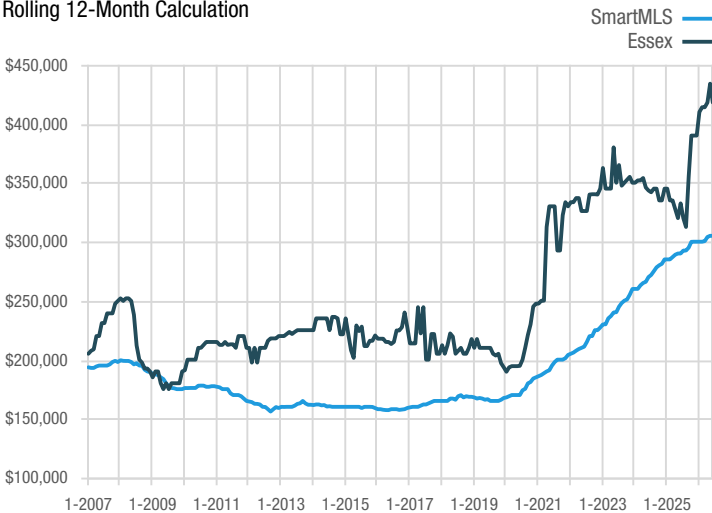
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	2	+ 100.0%	7	11	+ 57.1%
Pending Sales	1	3	+ 200.0%	5	6	+ 20.0%
Closed Sales	1	2	+ 100.0%	5	3	- 40.0%
Days on Market Until Sale	5	38	+ 660.0%	6	26	+ 333.3%
Median Sales Price*	\$735,000	\$497,500	- 32.3%	\$320,000	\$418,000	+ 30.6%
Average Sales Price*	\$735,000	\$497,500	- 32.3%	\$388,000	\$471,000	+ 21.4%
Percent of List Price Received*	100.0%	101.2%	+ 1.2%	96.8%	100.6%	+ 3.9%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	1.0	3.1	+ 210.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.