

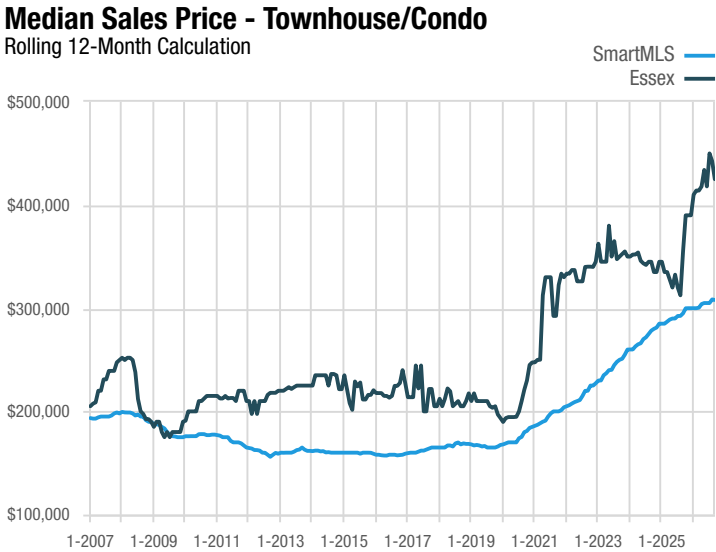
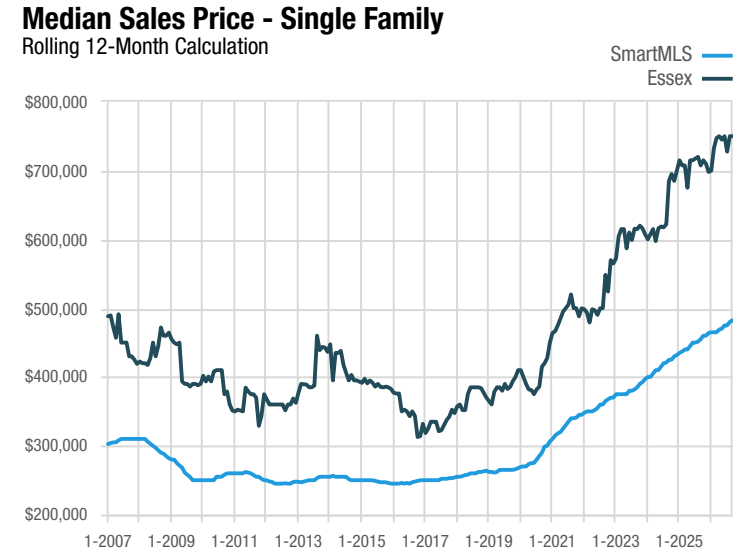
Essex

Middlesex County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	13	+ 44.4%	92	97	+ 5.4%
Pending Sales	8	6	- 25.0%	69	59	- 14.5%
Closed Sales	9	8	- 11.1%	69	58	- 15.9%
Days on Market Until Sale	52	56	+ 7.7%	45	49	+ 8.9%
Median Sales Price*	\$605,000	\$812,500	+ 34.3%	\$700,000	\$770,450	+ 10.1%
Average Sales Price*	\$771,389	\$1,196,500	+ 55.1%	\$799,903	\$1,001,820	+ 25.2%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	99.4%	101.1%	+ 1.7%
Inventory of Homes for Sale	27	29	+ 7.4%	—	—	—
Months Supply of Inventory	3.6	4.4	+ 22.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	0	- 100.0%	12	17	+ 41.7%
Pending Sales	2	2	0.0%	10	12	+ 20.0%
Closed Sales	2	1	- 50.0%	9	11	+ 22.2%
Days on Market Until Sale	18	34	+ 88.9%	12	44	+ 266.7%
Median Sales Price*	\$450,000	\$200,000	- 55.6%	\$390,000	\$435,000	+ 11.5%
Average Sales Price*	\$450,000	\$200,000	- 55.6%	\$386,111	\$525,818	+ 36.2%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	97.7%	98.5%	+ 0.8%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	1.7	+ 112.5%	—	—	—

* 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.



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.