

## Essex

### Middlesex County

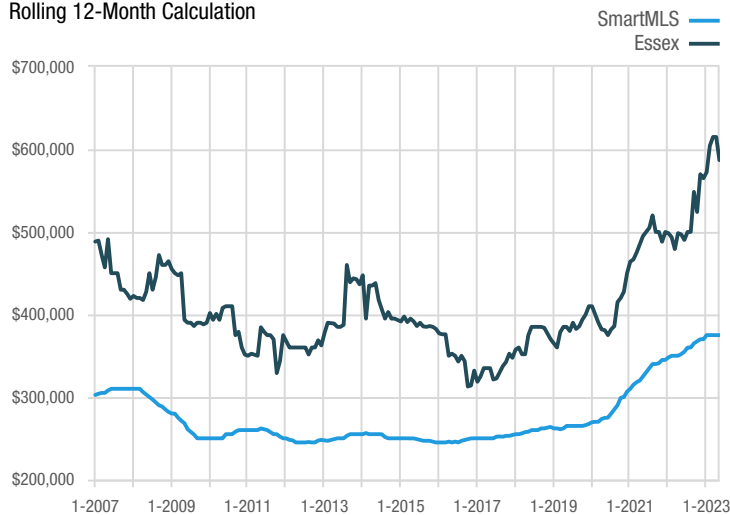
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	8	7	- 12.5%	88	75	- 14.8%
Pending Sales	4	4	0.0%	65	57	- 12.3%
Closed Sales	7	8	+ 14.3%	65	60	- 7.7%
Days on Market Until Sale	33	25	- 24.2%	29	48	+ 65.5%
Median Sales Price*	\$364,000	<b>\$627,500</b>	+ 72.4%	\$560,000	<b>\$618,000</b>	+ 10.4%
Average Sales Price*	\$449,143	<b>\$695,625</b>	+ 54.9%	\$686,294	<b>\$880,940</b>	+ 28.4%
Percent of List Price Received*	96.2%	<b>103.2%</b>	+ 7.3%	101.0%	<b>100.2%</b>	- 0.8%
Inventory of Homes for Sale	24	25	+ 4.2%	—	—	—
Months Supply of Inventory	2.5	3.4	+ 36.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	3	1	- 66.7%	21	14	- 33.3%
Pending Sales	1	2	+ 100.0%	16	13	- 18.8%
Closed Sales	2	4	+ 100.0%	15	14	- 6.7%
Days on Market Until Sale	8	23	+ 187.5%	15	77	+ 413.3%
Median Sales Price*	\$403,000	<b>\$362,200</b>	- 10.1%	\$340,500	<b>\$366,250</b>	+ 7.6%
Average Sales Price*	\$403,000	<b>\$377,350</b>	- 6.4%	\$335,889	<b>\$424,472</b>	+ 26.4%
Percent of List Price Received*	99.4%	<b>99.2%</b>	- 0.2%	101.7%	<b>102.4%</b>	+ 0.7%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

\* 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.

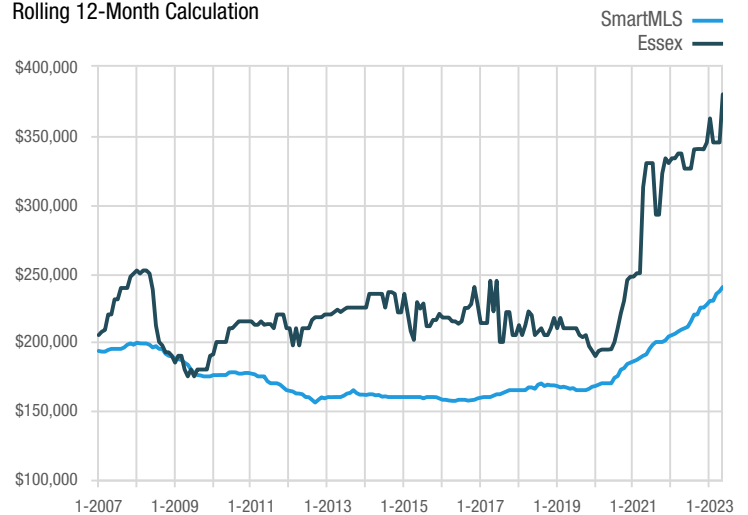
### Median Sales Price - Single Family

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.