

Essex

Middlesex County

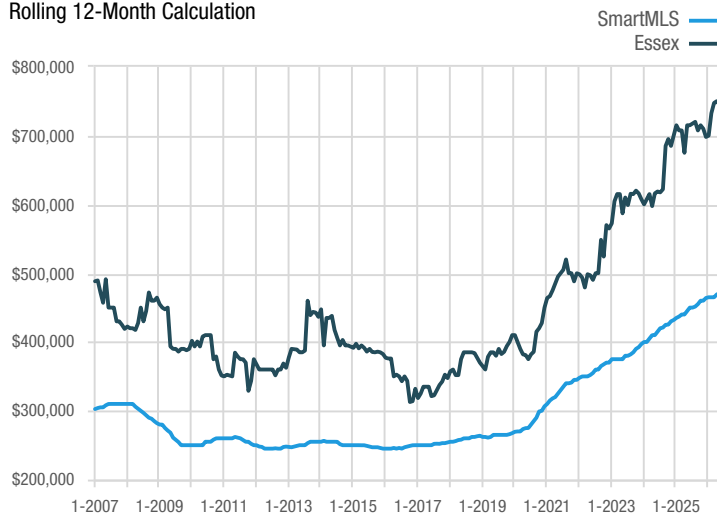
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	14	18	+ 28.6%	55	54	- 1.8%
Pending Sales	8	6	- 25.0%	32	23	- 28.1%
Closed Sales	6	4	- 33.3%	27	22	- 18.5%
Days on Market Until Sale	22	12	- 45.5%	49	72	+ 46.9%
Median Sales Price*	\$829,500	\$538,650	- 35.1%	\$675,000	\$795,450	+ 17.8%
Average Sales Price*	\$884,846	\$567,288	- 35.9%	\$687,041	\$944,639	+ 37.5%
Percent of List Price Received*	101.6%	103.8%	+ 2.2%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	32	36	+ 12.5%	—	—	—
Months Supply of Inventory	4.3	5.4	+ 25.6%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1	3	+ 200.0%	6	9	+ 50.0%
Pending Sales	1	2	+ 100.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	2	—	—	7	2	- 71.4%
Median Sales Price*	\$190,000	—	—	\$312,500	\$418,000	+ 33.8%
Average Sales Price*	\$190,000	—	—	\$301,250	\$418,000	+ 38.8%
Percent of List Price Received*	86.4%	—	—	96.0%	99.5%	+ 3.6%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	2.0	4.4	+ 120.0%	—	—	—

* 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.

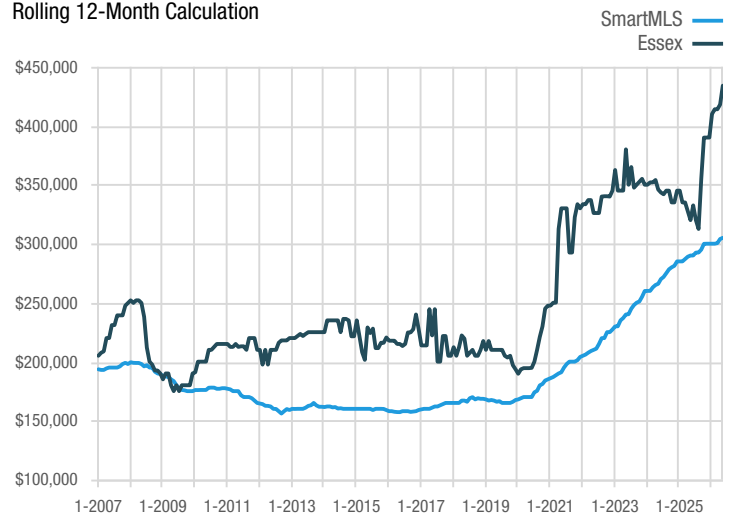
Median Sales Price - Single Family

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.