

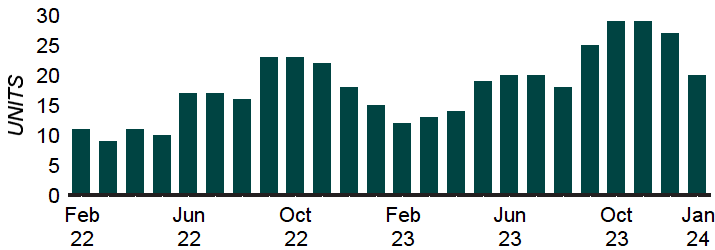
# JANUARY 2024 MARKET REPORT

Essex  
Single Family For Sale

	January 2024	CHANGE FROM December 2023	CHANGE FROM January 2023
MEDIAN SALE PRICE	\$695,000	▲ 20.90%	▼ -4.20%
AVERAGE SALE PRICE	\$902,666	▼ -34.50%	▼ -33.20%
UNITS SOLD	3	▼ -40.00%	▼ -50.00%
AVERAGE DAYS ON MARKET	126	▲ 121.10%	▲ 687.50%
% OF SALES PRICE	99.60	▲ 9.60%	▲ 4.90%
UNITS FOR SALE	26	▼ -13.30%	▲ 23.80%
MONTHS OF INVENTORY	8.70	▲ 45.00%	▲ 148.60%

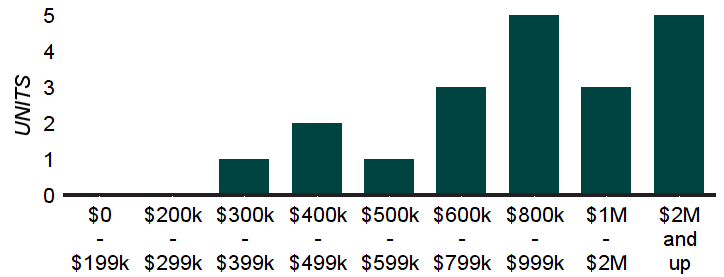
## HOMES FOR SALE

Number of homes listed for sale, end of month



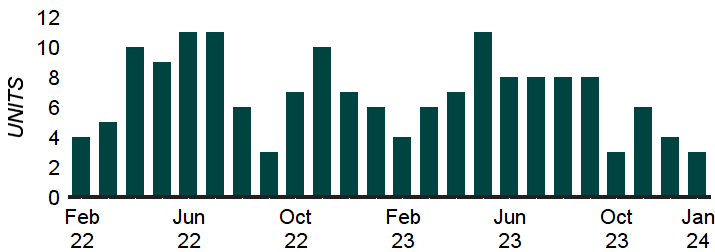
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



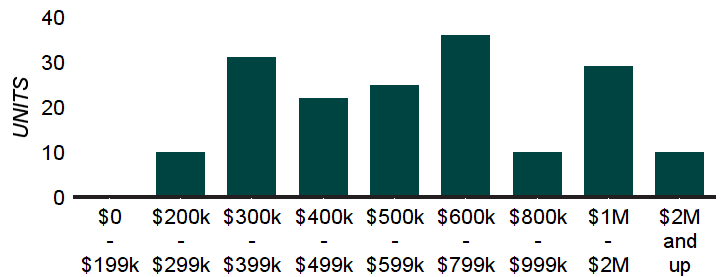
## HOMES SOLD

Number of homes sold



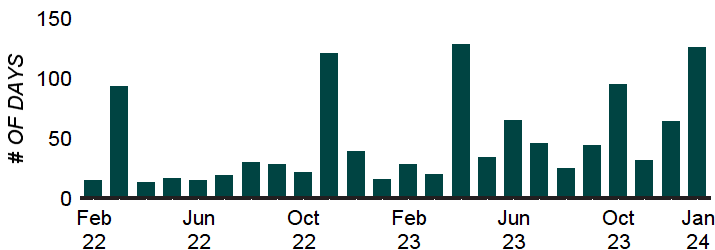
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



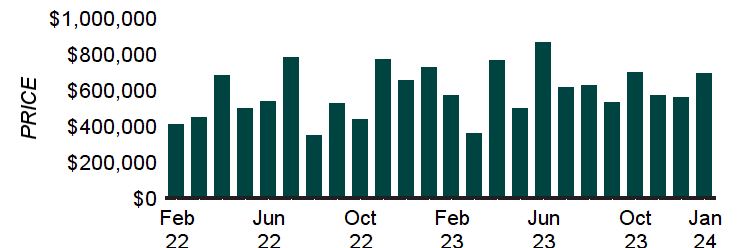
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



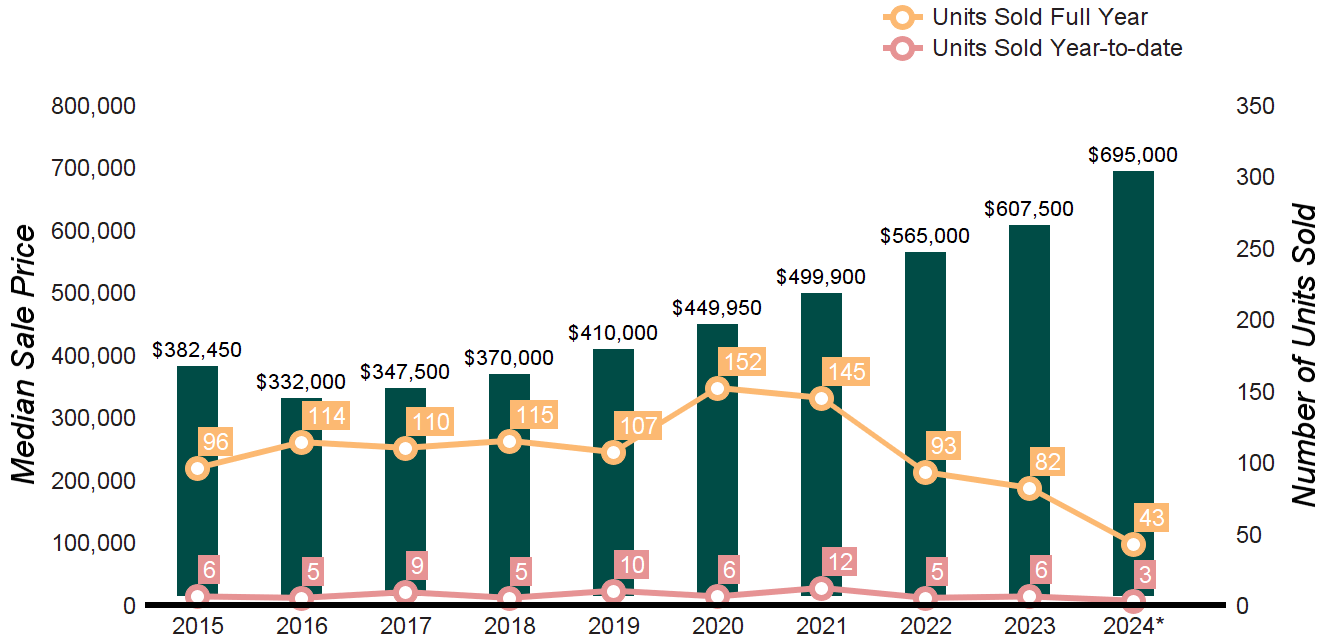
## MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Essex  
Single Family For Sale



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
<b>UNITS SOLD</b>	96	114	110	115	107	152	145	93	82	43
	▼ 8%	▲ 19%	▼ 4%	▲ 5%	▼ 7%	▲ 42%	▼ 5%	▼ 36%	▼ 12%	▼ 48%
<b>MEDIAN SOLD PRICE</b>	\$382,450	\$332,000	\$347,500	\$370,000	\$410,000	\$449,950	\$499,900	\$565,000	\$607,500	\$695,000
	▼ 3%	▼ 13%	▲ 5%	▲ 6%	▲ 11%	▲ 10%	▲ 11%	▲ 13%	▲ 8%	▲ 14%

Data source: Smart MLS, Single Family For Sale Homes. Information believed to be accurate but not warranted.  
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\*2024 year-to-date Homes and Median Price are through 1/31/2024  
For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date