

Essex County, MA

County · MA · Massachusetts

BALANCED MARKET

\$720K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

7,528

SALES (12 MO)

\$699K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



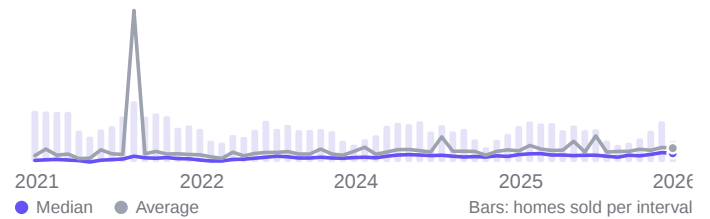
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$725K · Average \$855K

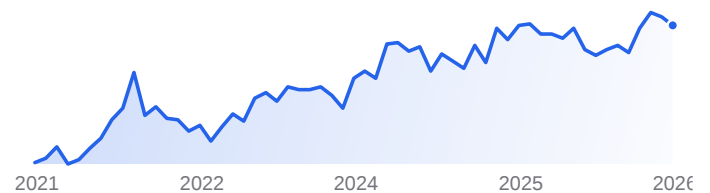
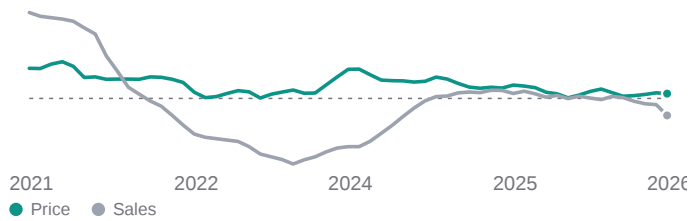


Growth (year over year)

Price +2.1% · Sales -7.4%

Price per square foot

\$404/ft²

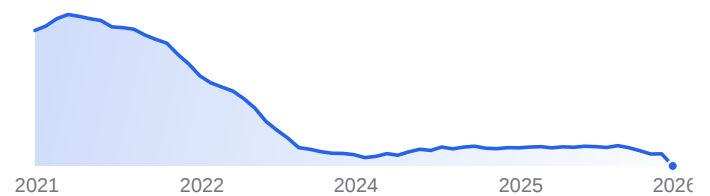
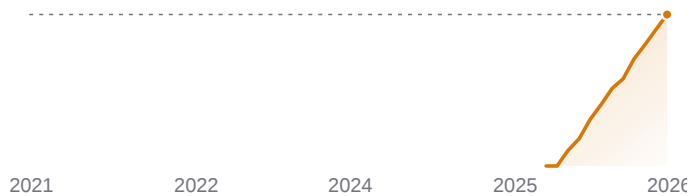


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

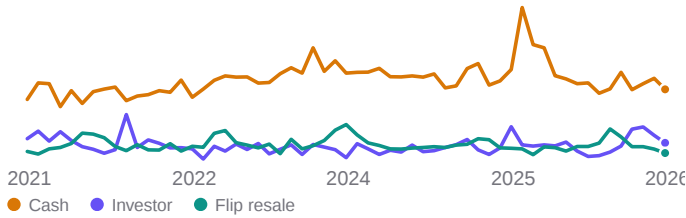
3.4%



BUYERS & OUTCOMES

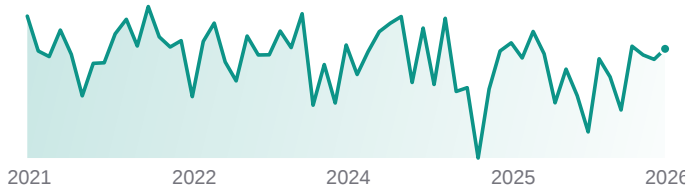
Buyer mix

Cash 20% · Investor 5.9% · Flip resale 3.3%



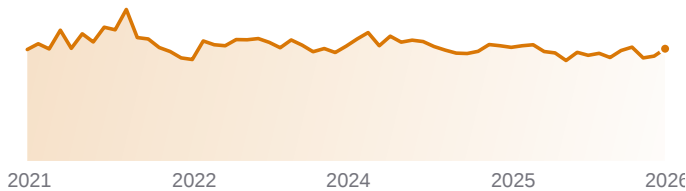
Sellers who sold at a gain

97%

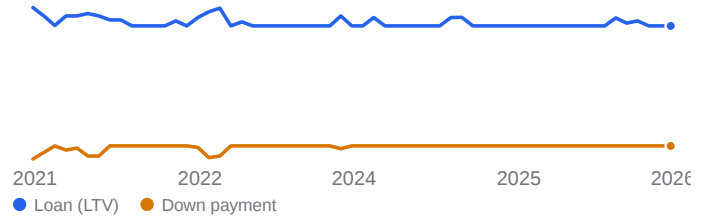


Median annualized return at resale

+5.6%

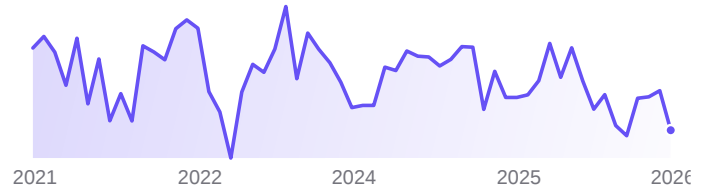


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



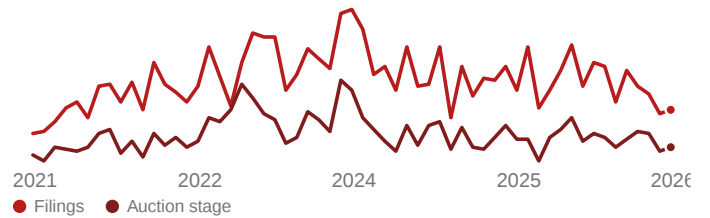
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 34 · Auction stage 15



HOUSING STOCK

Homes	224,357
Median value (AVM)	\$699K
Median size	1,840 ft²
Median bedrooms	3
Median year built	1958
Single family	69%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	18%
Median loan-to-value	43%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	824,336
Density	1,674 / mi²
Median household income	\$93K
Average household income	\$128K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	89
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	8.8%
Unemployment	1.3%
Average temp	49°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.