



COMPASS

July 2022

Essex Fells Market Insights

Essex Fells

JULY 2022

UNDER CONTRACT

| | | |
|----------------------|----------------------|----------------------|
| 4 | \$1.3M | \$1.3M |
| Total Properties | Average Price | Median Price |
| 0% | - | - |
| Change From Jul 2021 | Change From Jul 2021 | Change From Jul 2021 |

UNITS SOLD

| | | |
|------------------------|------------------------|------------------------|
| 3 | \$623K | \$600K |
| Total Properties | Average Price | Median Price |
| -25% | -9% | -11% |
| Decrease From Jul 2021 | Decrease From Jul 2021 | Decrease From Jul 2021 |

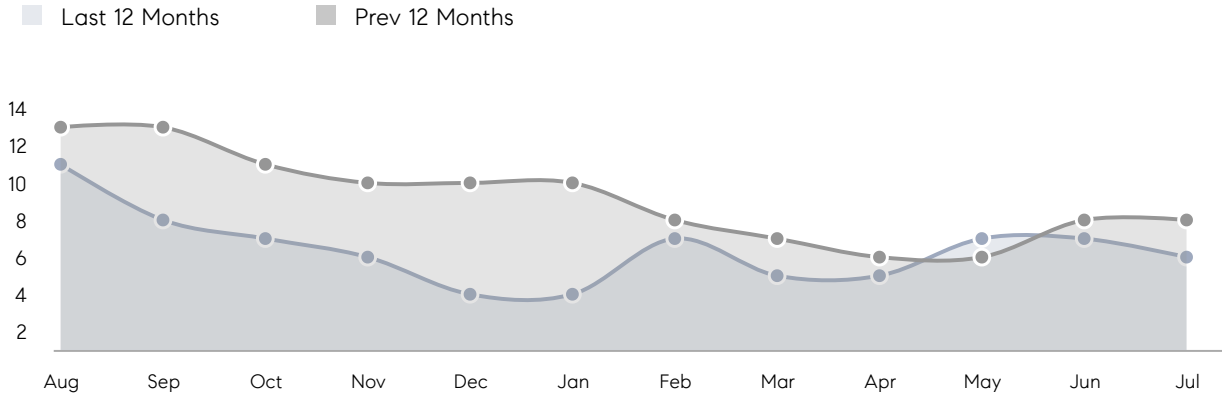
Property Statistics

| | | Jul 2022 | Jul 2021 | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall | AVERAGE DOM | 17 | 19 | -11% |
| | % OF ASKING PRICE | 95% | 100% | |
| | AVERAGE SOLD PRICE | \$623,333 | \$682,500 | -8.7% |
| | # OF CONTRACTS | 4 | 0 | 0.0% |
| | NEW LISTINGS | 3 | 2 | 50% |
| Houses | AVERAGE DOM | 17 | 24 | -29% |
| | % OF ASKING PRICE | 95% | 99% | |
| | AVERAGE SOLD PRICE | \$623,333 | \$882,500 | -29% |
| | # OF CONTRACTS | 4 | 0 | 0% |
| | NEW LISTINGS | 3 | 1 | 200% |
| Condo/Co-op/TH | AVERAGE DOM | - | 15 | - |
| | % OF ASKING PRICE | - | 101% | |
| | AVERAGE SOLD PRICE | - | \$482,500 | - |
| | # OF CONTRACTS | 0 | 0 | 0% |
| | NEW LISTINGS | 0 | 1 | 0% |

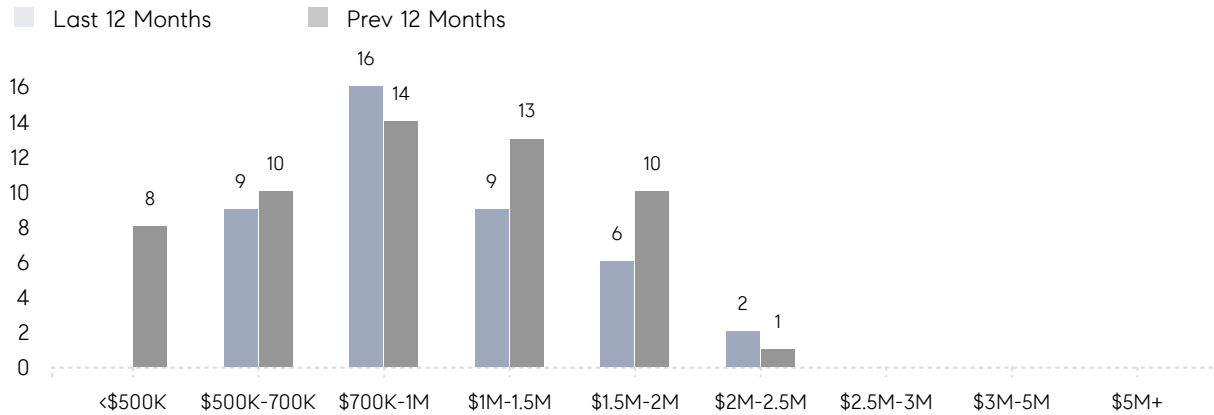
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JULY 2022

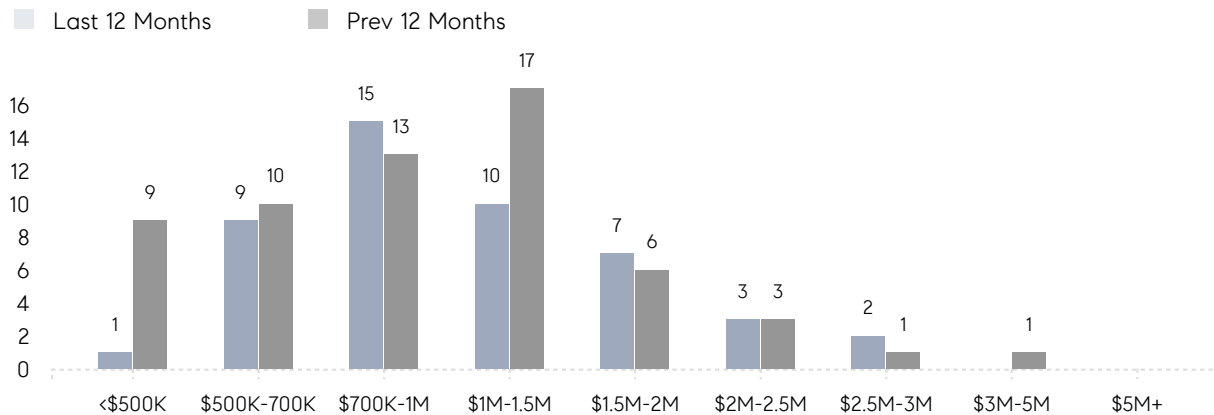
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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