



COMPASS

October 2022

# Essex Fells Market Insights

# Essex Fells

OCTOBER 2022

## UNDER CONTRACT

<b>2</b>	<b>\$619K</b>	<b>\$619K</b>
Total Properties	Average Price	Median Price
<b>-60%</b>	<b>-53%</b>	<b>-38%</b>
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

## UNITS SOLD

<b>2</b>	<b>\$1.1M</b>	<b>\$1.1M</b>
Total Properties	Average Price	Median Price
<b>-60%</b>	<b>-25%</b>	<b>-35%</b>
Decrease From Oct 2021	Decrease From Oct 2021	Decrease From Oct 2021

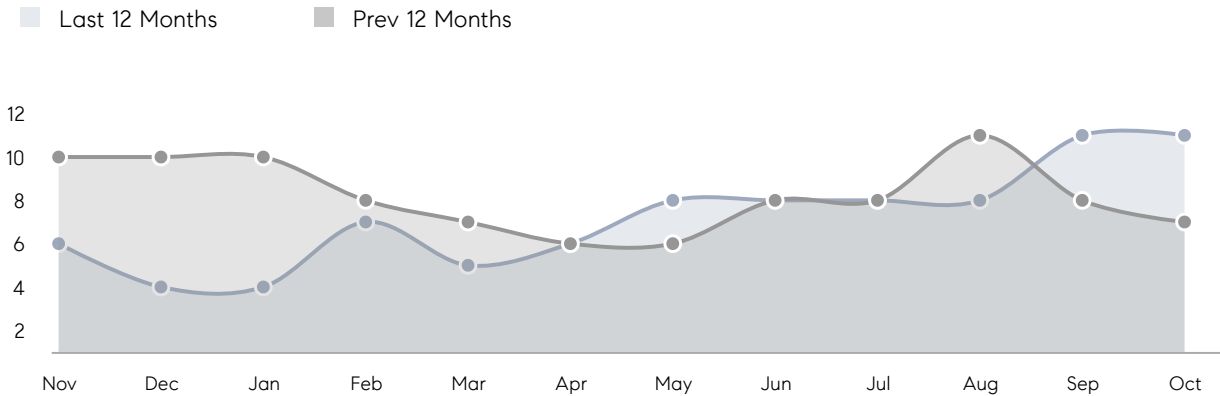
## Property Statistics

		Oct 2022	Oct 2021	% Change
Overall	AVERAGE DOM	139	55	153%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,160,000	\$1,543,000	-24.8%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	2	4	-50%
Houses	AVERAGE DOM	139	55	153%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,160,000	\$1,543,000	-25%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

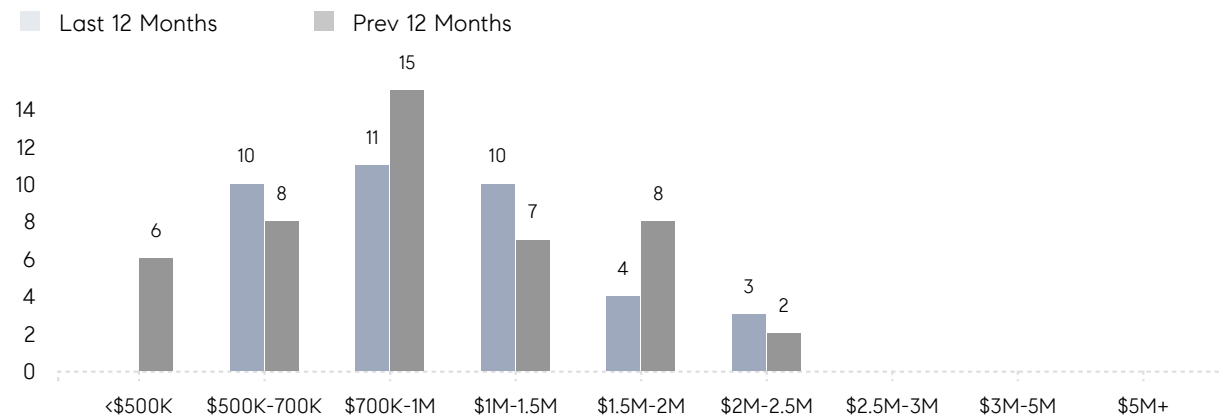
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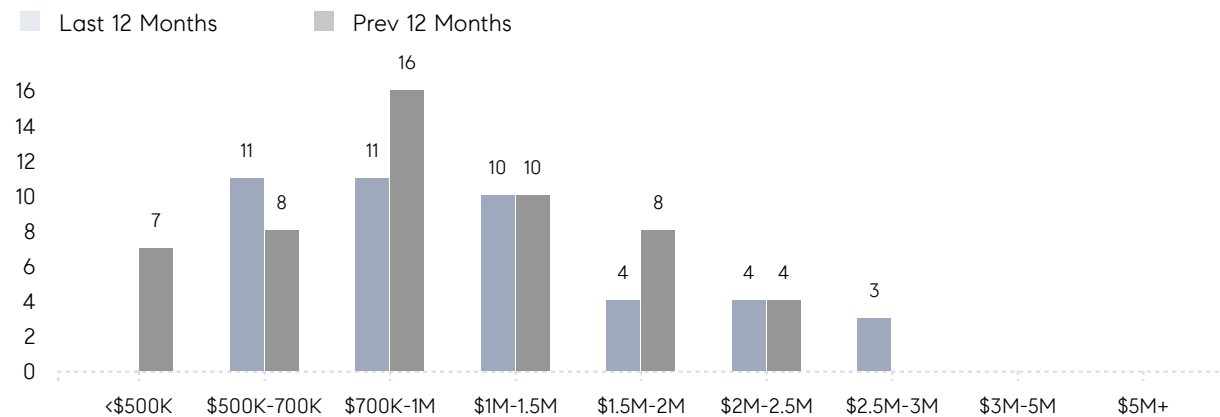
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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