



COMPASS

May 2023

# Essex Fells Market Insights

# Essex Fells

MAY 2023

## UNDER CONTRACT

<b>4</b>	<b>\$1.6M</b>	<b>\$1.6M</b>
Total Properties	Average Price	Median Price
<b>-20%</b>	<b>89%</b>	<b>83%</b>
Decrease From May 2022	Increase From May 2022	Increase From May 2022

## UNITS SOLD

<b>3</b>	<b>\$1.6M</b>	<b>\$940K</b>
Total Properties	Average Price	Median Price
<b>0%</b>	<b>99%</b>	<b>9%</b>
Change From May 2022	Increase From May 2022	Increase From May 2022

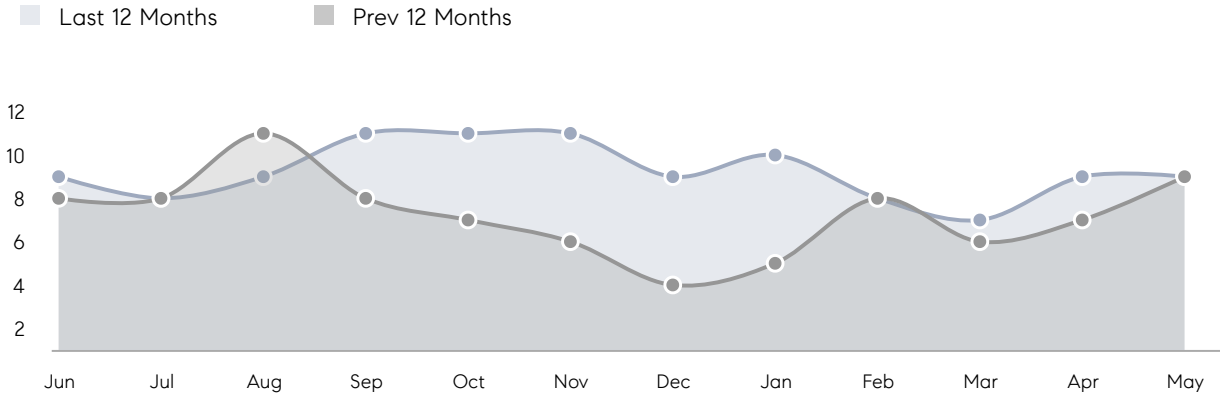
## Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	86	16	438%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,600,000	\$803,333	99.2%
	# OF CONTRACTS	4	5	-20.0%
	NEW LISTINGS	4	9	-56%
Houses	AVERAGE DOM	86	18	378%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,600,000	\$932,500	72%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$545,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

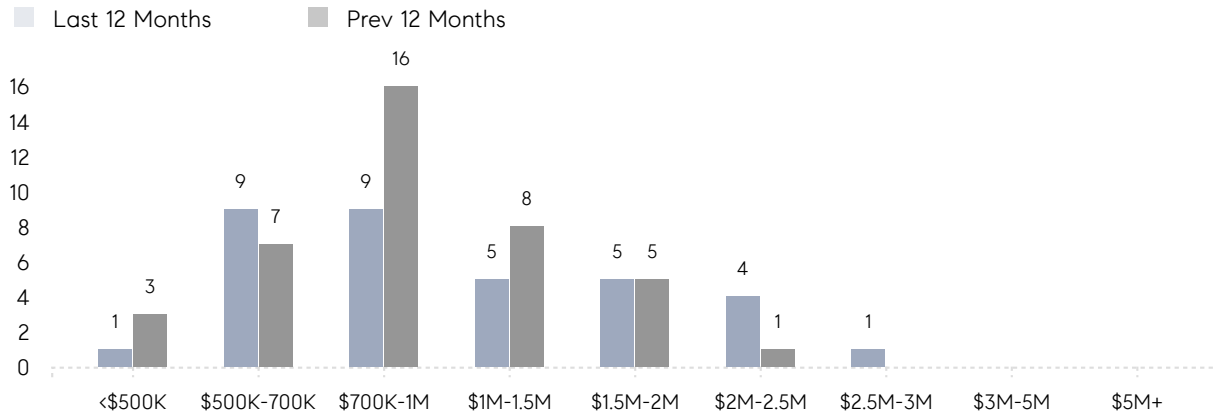
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MAY 2023

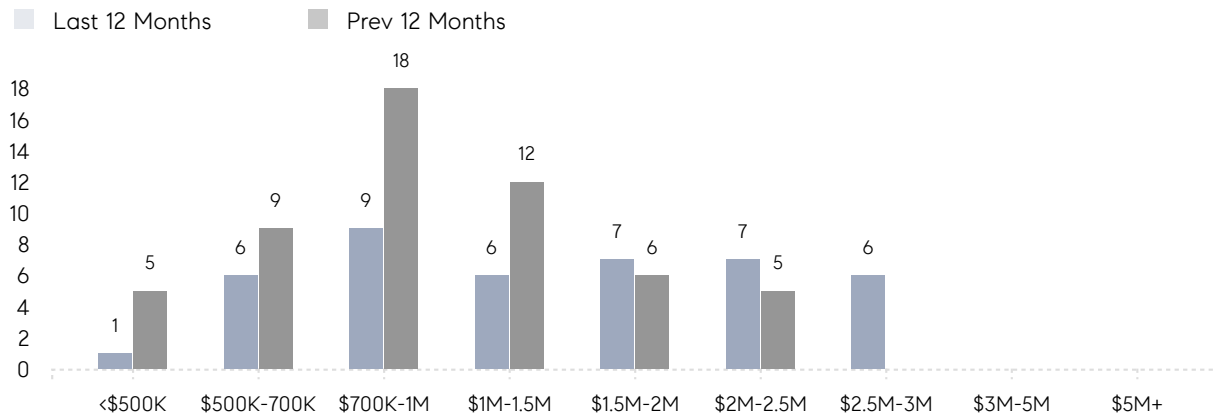
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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