



COMPASS

March 2023

# Essex Fells Market Insights

# Essex Fells

MARCH 2023

## UNDER CONTRACT

<b>3</b>	<b>\$831K</b>	<b>\$660K</b>
Total Properties	Average Price	Median Price
<b>0%</b>	<b>-30%</b>	<b>-39%</b>
Change From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

## UNITS SOLD

<b>1</b>	<b>\$1.9M</b>	<b>\$1.9M</b>
Total Properties	Average Price	Median Price
<b>-75%</b>	<b>88%</b>	<b>74%</b>
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

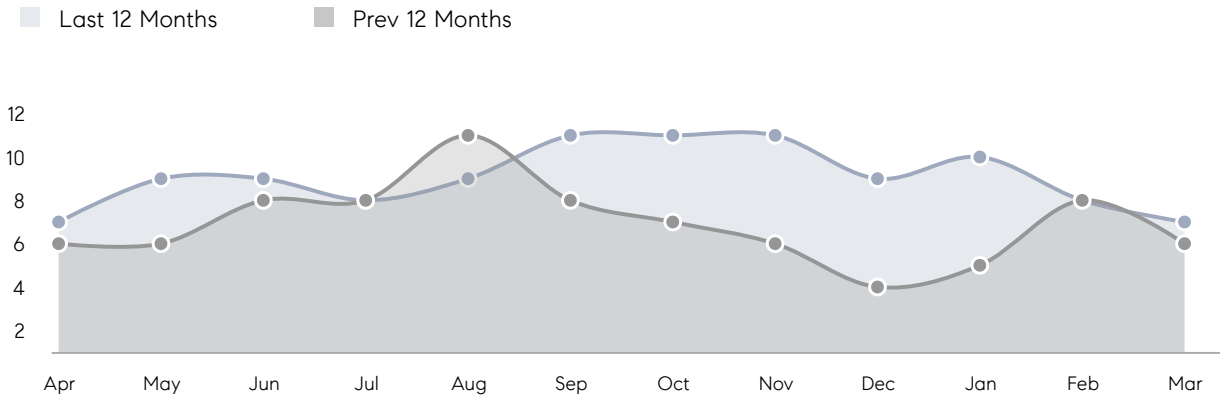
## Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	70	39	79%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$1,995,000	\$1,060,250	88.2%
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	70	39	79%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$1,995,000	\$1,060,250	88%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

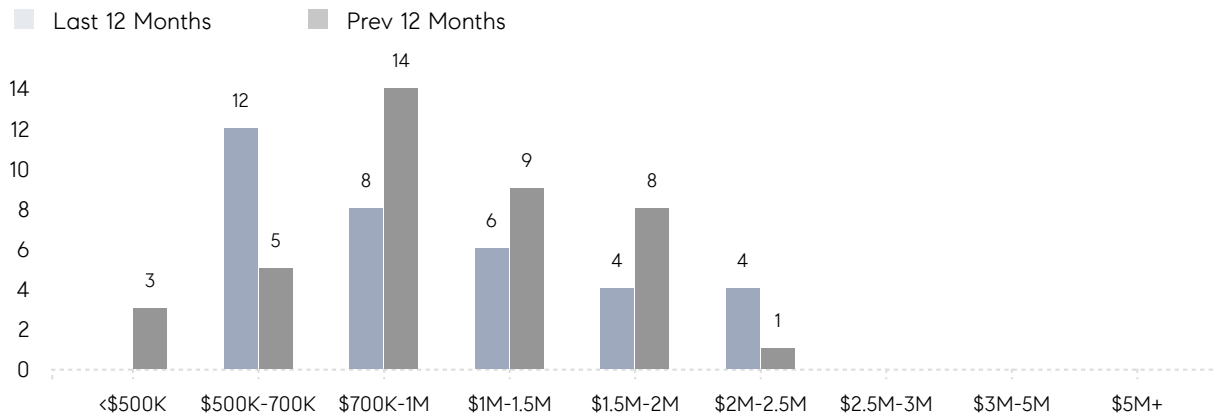
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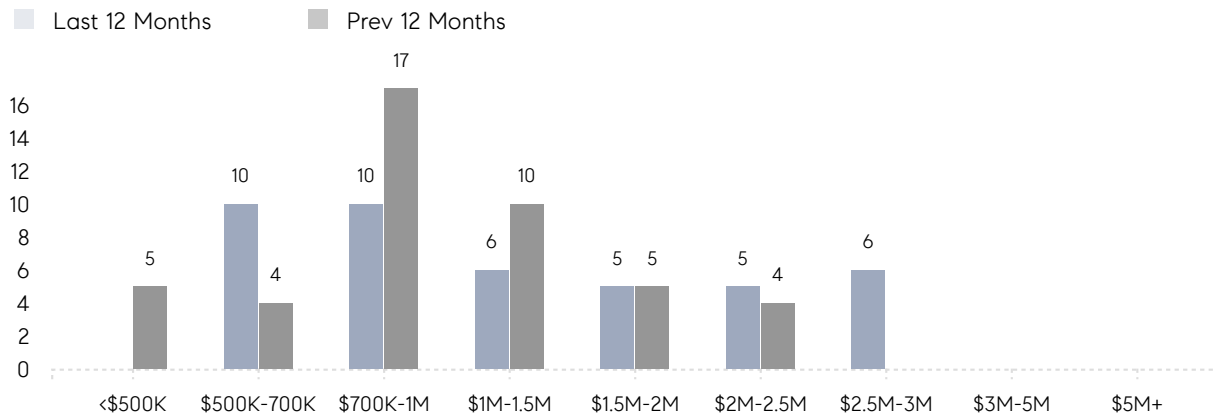
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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