

COMPASS

January 2022

Essex Fells Market Insights

Essex Fells

JANUARY 2022

UNDER CONTRACT

3
Total
Properties

\$940K
Average
Price

\$995K
Median
Price

-40%
Decrease From
Jan 2021

59%
Increase From
Jan 2021

92%
Increase From
Jan 2021

UNITS SOLD

3
Total
Properties

\$1.0M
Average
Price

\$1.1M
Median
Price

200%
Increase From
Jan 2021

-44%
Decrease From
Jan 2021

-42%
Decrease From
Jan 2021

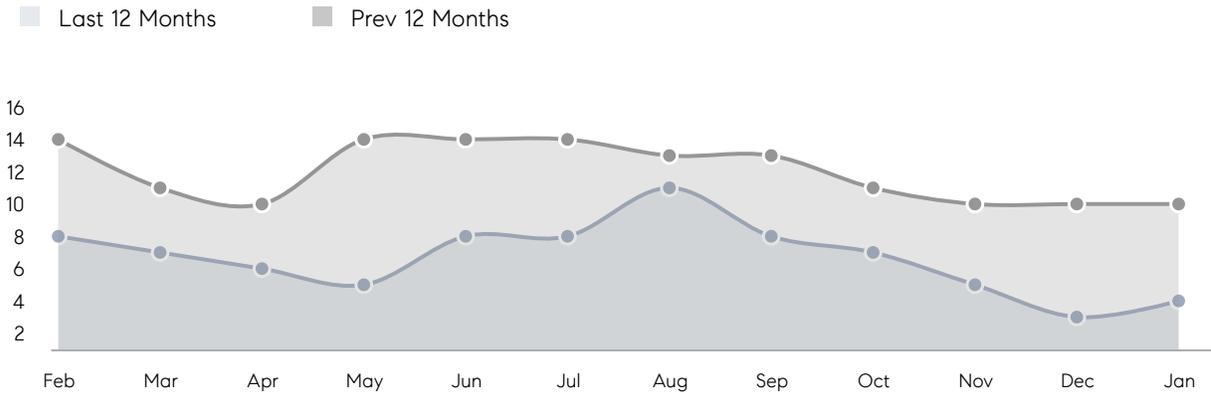
Property Statistics

| | | Jan 2022 | Jan 2021 | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall | AVERAGE DOM | 9 | 135 | -93% |
| | % OF ASKING PRICE | 108% | 83% | |
| | AVERAGE SOLD PRICE | \$1,066,667 | \$1,900,000 | -43.9% |
| | # OF CONTRACTS | 3 | 5 | -40.0% |
| | NEW LISTINGS | 5 | 5 | 0% |
| Houses | AVERAGE DOM | 9 | 135 | -93% |
| | % OF ASKING PRICE | 108% | 83% | |
| | AVERAGE SOLD PRICE | \$1,066,667 | \$1,900,000 | -44% |
| | # OF CONTRACTS | 3 | 5 | -40% |
| | NEW LISTINGS | 5 | 5 | 0% |
| Condo/Co-op/TH | AVERAGE DOM | - | - | - |
| | % OF ASKING PRICE | - | - | |
| | AVERAGE SOLD PRICE | - | - | - |
| | # OF CONTRACTS | 0 | 0 | 0% |
| | NEW LISTINGS | 0 | 0 | 0% |

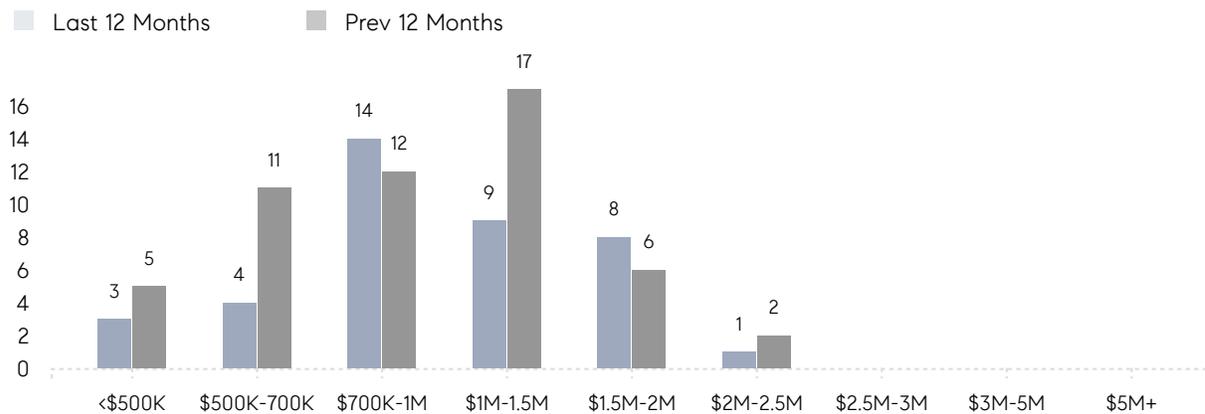
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JANUARY 2022

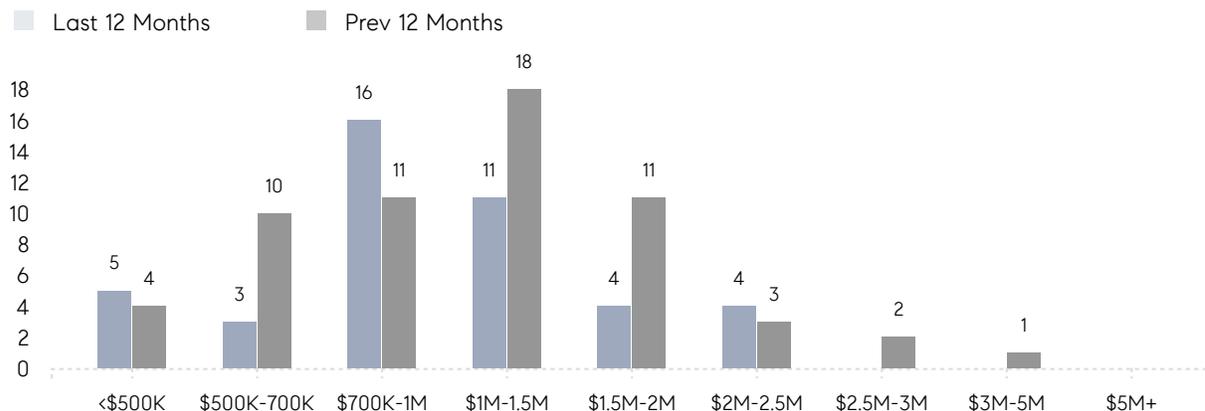
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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