



COMPASS

May 2022

Essex Fells Market Insights

Essex Fells

MAY 2022

UNDER CONTRACT

5	\$900K	\$899K
Total Properties	Average Price	Median Price
150%	-35%	-35%
Increase From May 2021	Decrease From May 2021	Decrease From May 2021

UNITS SOLD

3	\$803K	\$865K
Total Properties	Average Price	Median Price
0%	-14%	26%
Change From May 2021	Decrease From May 2021	Increase From May 2021

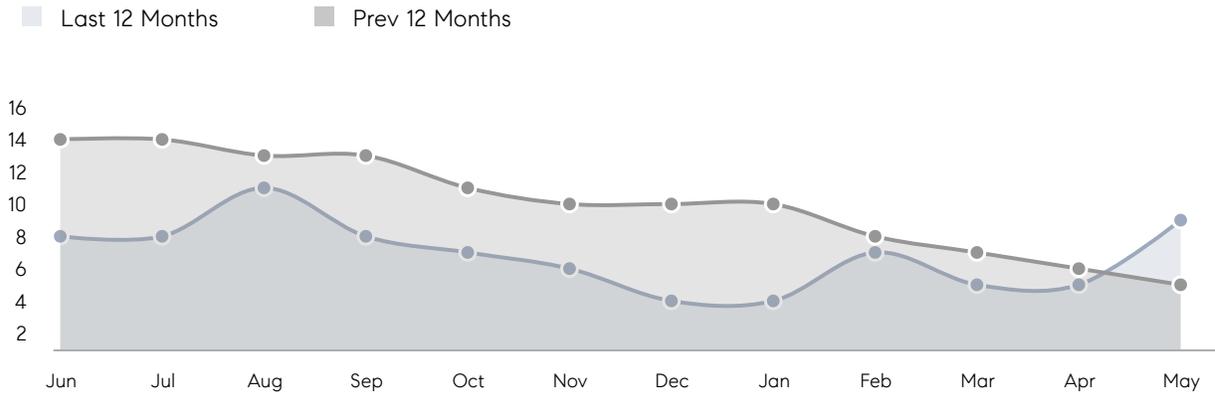
Property Statistics

		May 2022	May 2021	% Change
Overall	AVERAGE DOM	16	66	-76%
	% OF ASKING PRICE	99%	93%	
	AVERAGE SOLD PRICE	\$803,333	\$938,000	-14.4%
	# OF CONTRACTS	5	2	150.0%
	NEW LISTINGS	8	2	300%
Houses	AVERAGE DOM	18	66	-73%
	% OF ASKING PRICE	99%	93%	
	AVERAGE SOLD PRICE	\$932,500	\$938,000	-1%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	8	2	300%
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%

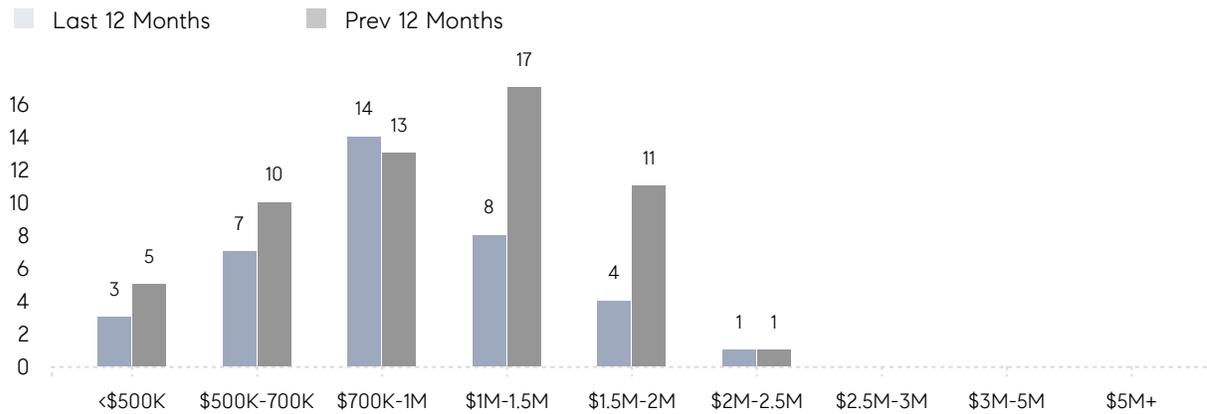
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MAY 2022

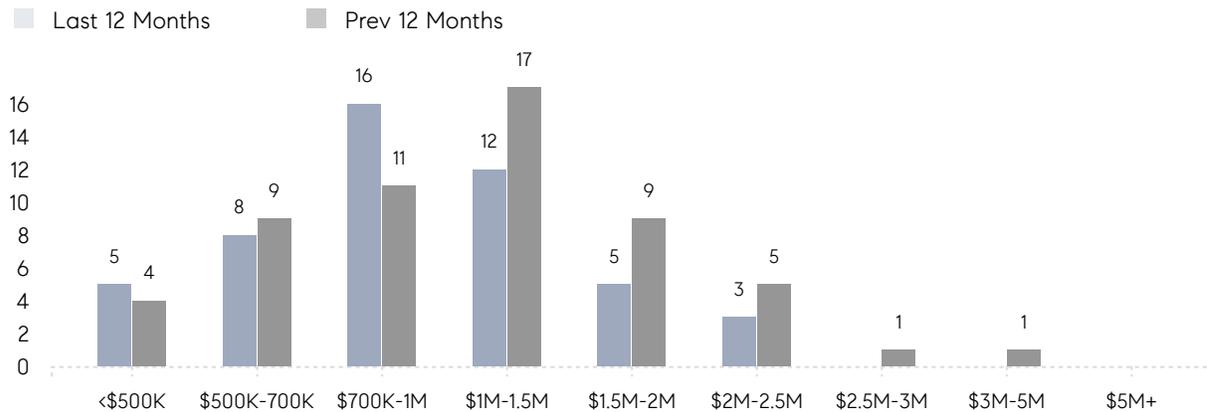
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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