

COMPASS

January 2023

# Essex Fells Market Insights

# Essex Fells

JANUARY 2023

## UNDER CONTRACT

<b>1</b>	<b>\$857K</b>	<b>\$857K</b>
Total Properties	Average Price	Median Price
<b>-67%</b>	<b>-9%</b>	<b>-14%</b>
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

## UNITS SOLD

<b>2</b>	<b>\$1.3M</b>	<b>\$1.3M</b>
Total Properties	Average Price	Median Price
<b>-33%</b>	<b>25%</b>	<b>21%</b>
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

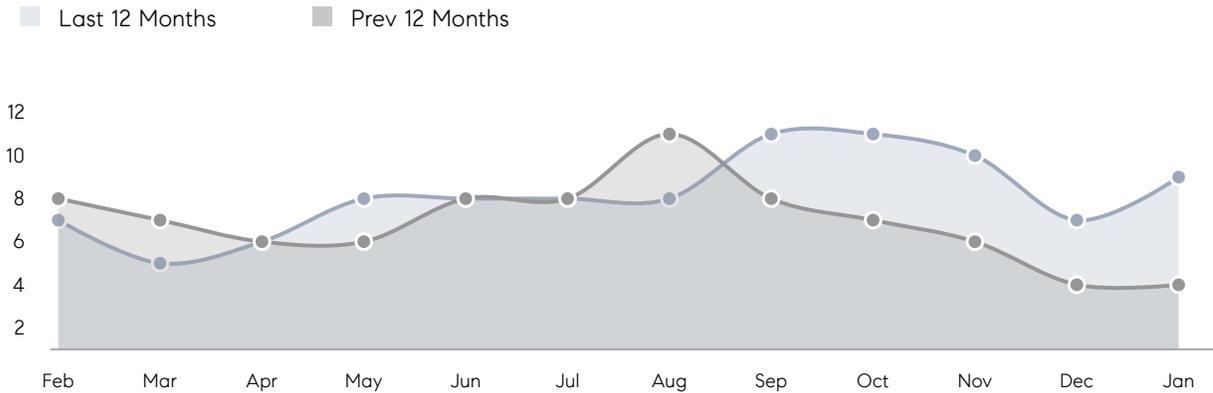
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	52	9	478%
	% OF ASKING PRICE	95%	108%	
	AVERAGE SOLD PRICE	\$1,333,500	\$1,066,667	25.0%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	52	9	478%
	% OF ASKING PRICE	95%	108%	
	AVERAGE SOLD PRICE	\$1,333,500	\$1,066,667	25%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

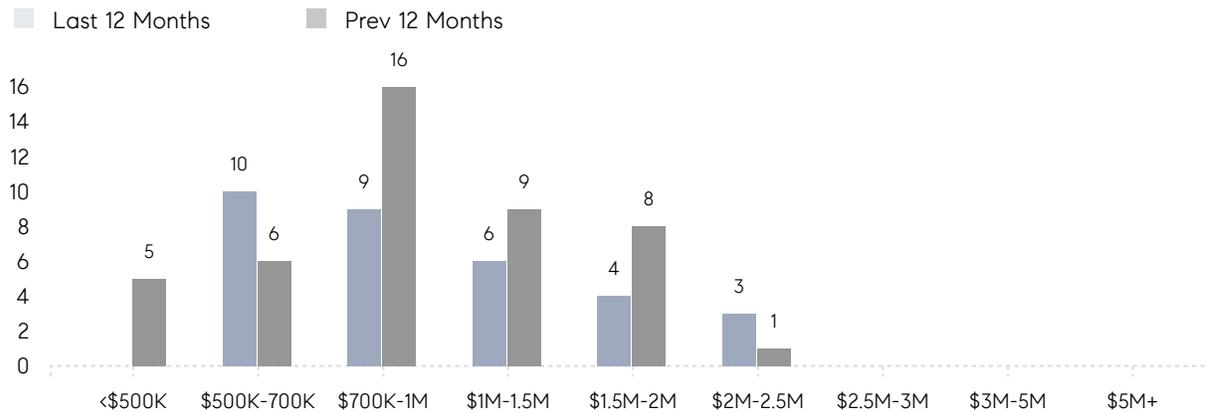
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JANUARY 2023

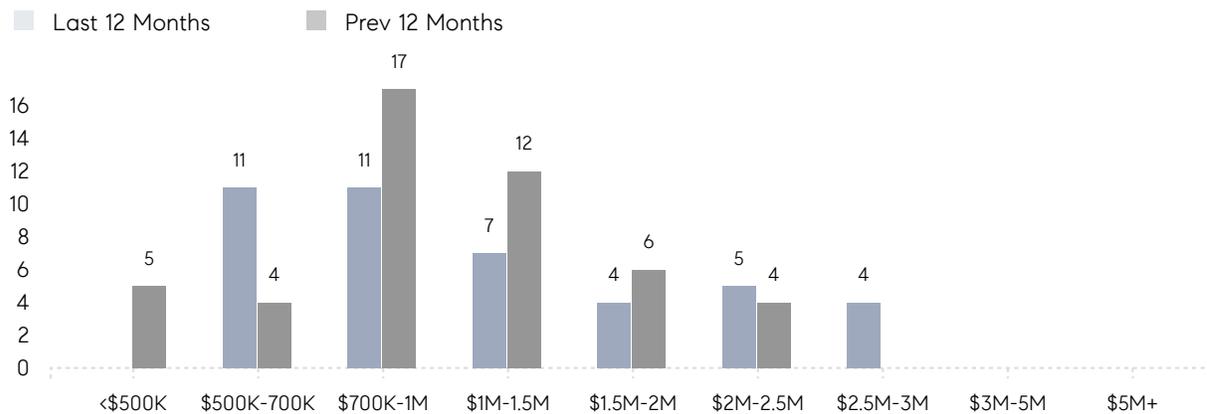
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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