



COMPASS

June 2023

Essex Fells Market Insights

Essex Fells

JUNE 2023

UNDER CONTRACT

7	\$1.7M	\$1.6M
Total Properties	Average Price	Median Price
75%	40%	47%
Increase From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

UNITS SOLD

5	\$1.1M	\$1.2M
Total Properties	Average Price	Median Price
25%	1%	16%
Increase From Jun 2022	Change From Jun 2022	Increase From Jun 2022

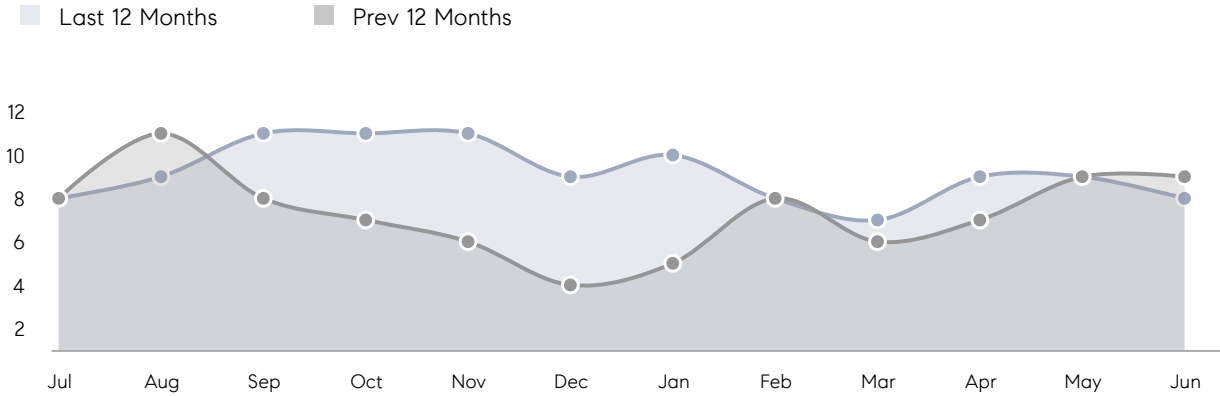
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	35	14	150%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$1,195,200	\$1,186,750	0.7%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	6	3	100%
Houses	AVERAGE DOM	35	14	150%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$1,195,200	\$1,186,750	1%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

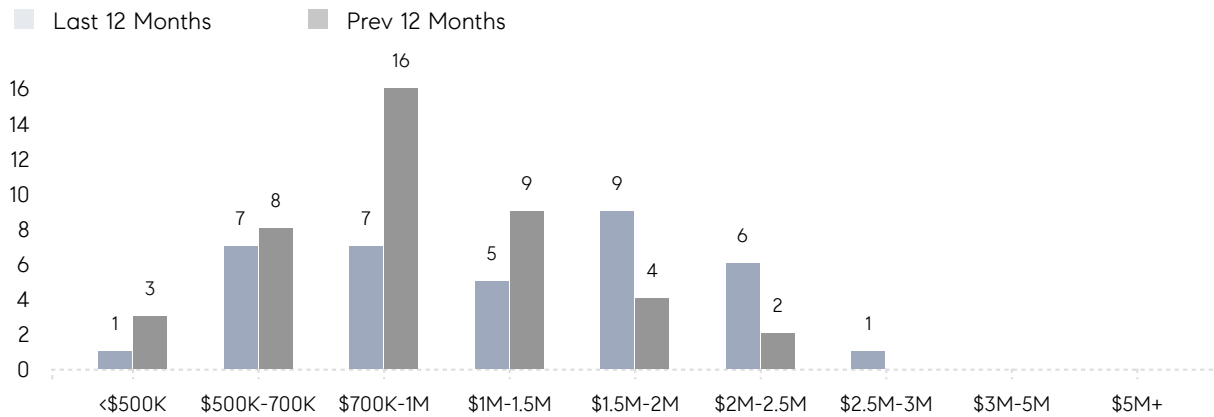
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JUNE 2023

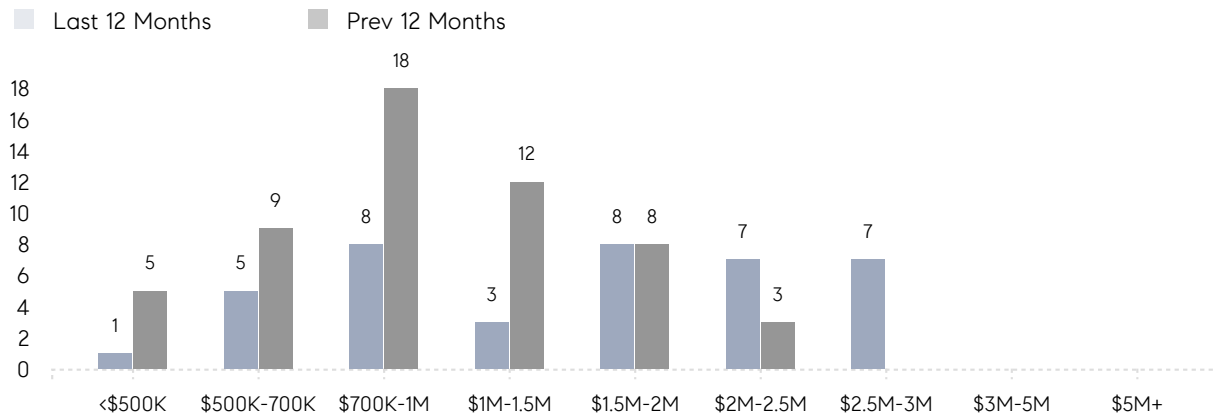
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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