



COMPASS

July 2023

Essex Fells Market Insights

Essex Fells

JULY 2023

UNDER CONTRACT

1	\$525K	\$525K
Total Properties	Average Price	Median Price
-75%	-60%	-62%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

2	\$1.6M	\$1.6M
Total Properties	Average Price	Median Price
-33%	166%	176%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

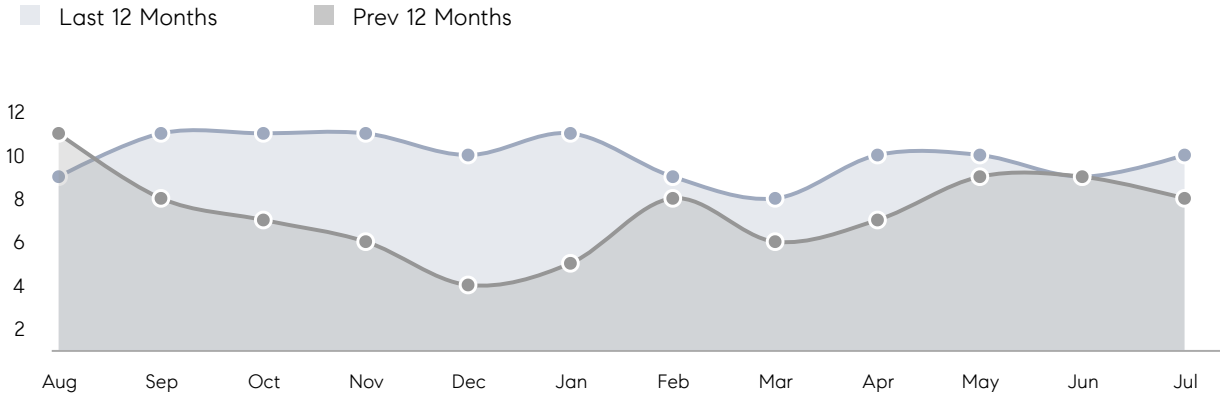
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	36	17	112%
	% OF ASKING PRICE	92%	95%	
	AVERAGE SOLD PRICE	\$1,655,000	\$623,333	165.5%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	36	17	112%
	% OF ASKING PRICE	92%	95%	
	AVERAGE SOLD PRICE	\$1,655,000	\$623,333	166%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

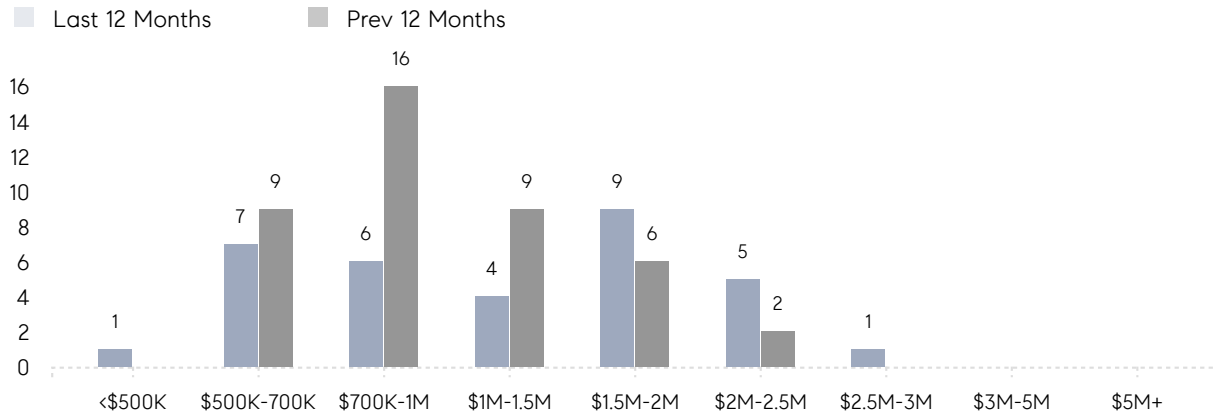
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JULY 2023

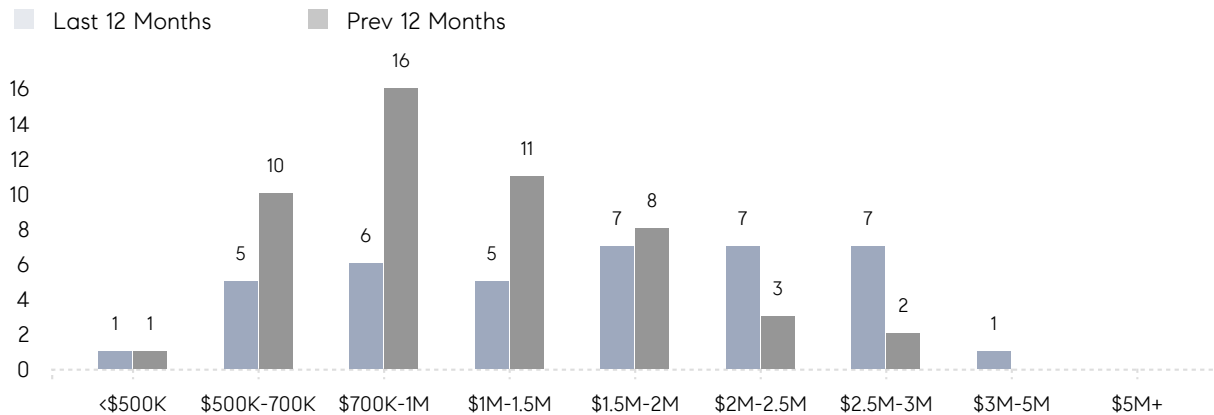
Monthly Inventory



Contracts By Price Range



Listings By Price Range





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