

# NORTH SHORE AND MORE

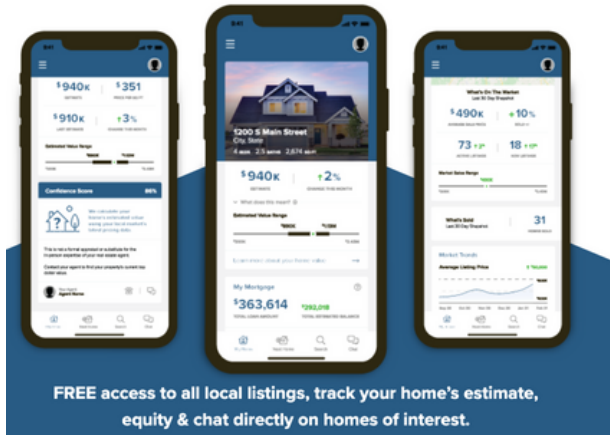


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### Welcome David Messina

With the last newsletter I announced that North Shore and More has moved under the eXp Brokerage.

I want to also share a new face that's joined the team. Please welcome David Messina to North Shore and More.

David lives in Danvers with his wife and two kids. When he's not helping real estate clients he works as a firefighter in a local community.



You can learn more about David on our [website](#) and check out his personal page at eXp page [here](#).



# NORTH SHORE AND MORE



Newsletter

## North Shore Market Update

**Median home price:** The median home price in Essex County increased by 3.7% year-over-year to \$591,000 in April 2023.

**Inventory:** The inventory of homes for sale in Essex County decreased by 21.7% year-over-year to 415 in April 2023.

**Days on market:** The average number of days it took for a home to sell in Essex County decreased by 12.5% year-over-year to 20 days in April 2023.

**Sale-to-list price ratio:** The sale-to-list price ratio in Essex County increased by 1.2% year-over-year to 102.2% in April 2023.

These numbers show that the North Shore real estate market is still very competitive, with low inventory and high prices. Buyers are facing strong competition and may need to be flexible with their budget and timeline in order to find a home, but it's not impossible to find a home with the right frame of mind.

Here are some of the factors that are contributing to the current state of the Essex County real estate market:

- **High demand:** There is strong demand for homes in Essex County, due to its proximity to Boston and its many amenities.
- **Low inventory:** The inventory of homes for sale in Essex County is very low, which is driving up prices.
- **Rising interest rates:** The interest rates on mortgages are rising, which is making it more expensive to borrow money to buy a home.

See the latest North Shore Market Details [here](#).



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