

Essex County 2018 Housing Market By The Numbers

Single Family Homes(SFH)

The median price of the SFHs sold in the 34 cities and towns of Essex County increased 3.9% to \$457,000, while sales eased very slightly from the 2017 level.

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$365,000	\$380,000	\$372,000	\$415,000	\$432,500*	
Q2	\$385,000	\$386,000	\$421,000	\$444,000	\$466,500	
Q3	\$390,360	\$405,000	\$419,900	\$450,000	\$470,000	
Q4	\$375,000	\$389,000	\$407,500	\$436,000	\$442,500	
H1	\$380,000	\$385,000	\$400,000	\$430,000	\$455,000	
H2	\$383,500	\$397,000	\$414,000	\$445,000	\$460,000	
Year	\$380,000	\$390,000	\$409,000	\$440,000	\$457,000	3.9%

Sales

Year	5,582	6,161	6,341	6,274	6,177
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Condos

The median price of Condos sold in 2018 increased 5.3%, reaching \$300,000 for the first time. Sales declined by 5% from the 2017 level.

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$255,000	\$250,000	\$247,000	\$280,500	\$282,000	
Q2	\$249,900	\$250,000	\$262,000	\$285,500	\$300,000	
Q3	\$260,000	\$260,500	\$266,000	\$292,000	\$301,750	
Q4	\$245,000	\$244,500	\$269,950	\$279,000	\$305,000	
H1	\$250,000	\$250,000	\$259,450	\$285,000	\$295,000	
H2	\$252,500	\$252,000	\$268,000	\$285,000	\$305,000	
Year	\$252,000	\$250,000	\$262,000	\$285,000	\$300,000	5.3%

Sales

Year	2,469	2,668	2,769	2,966	2,813
	*peak	2005	3,631		

*figures in **bold** represent **record** levels

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