

Essex County Town by Town SFH Median Prices

The table below shows median prices for the full years 2015 and 2016, and median prices and sales for the first 9 months of 2017. Note that a small number of sales can lead to price fluctuations, as in Nahant and Essex Town. In general, the larger the number of sales, the more reliable is the median price.

While the overall median price in Essex County was \$440,000, only 10 of the 34 cities and towns had median prices below this level, while 24 had median prices above \$440,000. The reason for this is that the median price for the County is calculated by combining all individual property sales, and many of the towns with a large number of sales were in communities with lower prices.

If I calculated the median price for Essex County using towns rather than individual sales, the median price would be \$511,750.

	<u>2015</u>	<u>2016</u>	<u>YTD 2016</u>	<u>YTD 2017</u>	<u>Change</u>	<u>Sales YTD '16</u>	<u>Sales YTD '17</u>
Manchester	\$799,500	\$926,000	\$1,002,500	\$855,000	-14.7%	40	47
Nahant	\$599,000	\$535,000	\$495,500	\$700,000	41.3%	27	19
Essex	\$525,000	\$485,000	\$485,000	\$661,000	36.3%	34	32
Marblehead	\$596,500	\$620,000	\$606,250	\$656,000	8.2%	189	177
Andover	\$619,000	\$610,000	\$615,000	\$653,750	6.3%	291	295
Middleton	\$614,500	\$608,000	\$615,000	\$653,750	6.3%	54	64
Newburyport	\$537,500	\$547,450	\$542,000	\$640,000	18.1%	152	133
Boxford	\$585,000	\$625,000	\$629,700	\$639,500	1.6%	97	91
Lynnfield	\$603,000	\$632,500	\$635,000	\$620,000	-2.4%	90	105
Topsfield	\$515,000	\$619,500	\$603,000	\$615,000	2.0%	55	58
West Newbury	\$536,000	\$570,000	\$570,000	\$587,000	3.0%	38	56
North Andover	\$543,500	\$541,500	\$545,000	\$584,000	7.2%	214	186
Wenham	\$517,500	\$563,000	\$552,500	\$580,000	5.0%	41	39
Ipswich	\$480,000	\$540,000	\$522,500	\$573,000	9.7%	85	92
Rockport	\$531,250	\$484,900	\$470,000	\$570,000	21.3%	49	54
Hamilton	\$493,500	\$550,000	\$559,000	\$549,900	-1.6%	70	77
Swampscott	\$460,000	\$488,000	\$485,000	\$530,000	9.3%	122	106
Newbury	\$465,000	\$477,500	\$490,000	\$493,500	0.7%	64	64
Rowley	\$457,500	\$445,000	\$440,000	\$475,450	8.1%	44	38
Georgetown	\$410,000	\$389,000	\$390,000	\$475,000	21.8%	79	71
Beverly	\$403,500	\$439,500	\$440,000	\$468,000	6.4%	264	230
Gloucester	\$390,000	\$400,000	\$400,000	\$464,000	16.0%	150	150
Danvers	\$410,500	\$429,900	\$420,300	\$447,750	6.5%	174	165
Groveland	\$377,450	\$388,750	\$399,000	\$446,000	11.8%	63	49
Merrimac	\$335,900	\$439,900	\$443,933	\$432,450	-2.6%	56	52
Peabody	\$348,750	\$382,500	\$392,500	\$417,500	6.4%	264	309
Saugus	\$340,000	\$380,000	\$375,000	\$405,000	8.0%	199	220
Salem	\$349,450	\$370,000	\$370,000	\$381,750	3.2%	174	167
Amesbury	\$339,000	\$337,000	\$343,750	\$379,000	10.3%	150	146
Salisbury	\$350,000	\$335,750	\$325,000	\$364,000	12.0%	65	45
Methuen	\$293,950	\$315,000	\$315,000	\$349,900	11.1%	359	349
Lynn	\$272,500	\$299,950	\$290,250	\$335,000	15.4%	424	452
Haverhill	\$291,500	\$310,000	\$310,000	\$320,000	3.2%	357	351
Lawrence	\$220,000	\$235,000	\$233,000	\$258,450	10.9%	170	159
Essex County	\$390,000	\$409,000	\$410,000	\$440,000	7.3%	4,703	4,648
Massachusetts	\$359,000	\$370,000	\$370,000	\$395,000	6.8%	40,491	40,130

Andrew Oliver
Harborside Sotheby's International Realty

617.834.8205