

Essex County Q3 2018 Report: Prices Continue to Increase

The median price of the SFHs sold in Essex County in the first 9 months of 2018 increased 5% to a new record \$460,000, on sales down slightly (numbers in **bold** represent record levels).

<u>SFH</u>	<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		
H1	\$380,000	\$385,000	\$400,000	\$430,000	\$455,000	
H2	\$383,500	\$397,000	\$414,000	\$445,000		
YTD Q3	\$384,000	\$395,000	\$410,000	\$440,000	\$460,000	5%
Year	\$380,000	\$390,000	\$409,000	\$440,000		
<u>Sales</u>						
YTD Q3	4,194	4,518	4,701	4,659	4,597	
Year	5,582	6,161	6,341	6,274		

Condos

The median price of the Condos sold in Essex County in the same period increased 4%, also to a new record, of \$298,700. Sales remain well short of the levels of 2005/06.

<u>Condos</u>	<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	\$301,000	
Q4	\$245,000	\$244,500	\$269,950	\$279,000		
H1	\$250,000	\$250,000	\$259,450	\$285,000	\$295,000	
H2	\$252,500	\$252,000	\$268,000	\$285,000		
YTD Q3	\$255,000	\$255,000	\$260,000	\$286,000	\$298,700	4%
Year	\$252,000	\$250,000	\$262,000	\$285,000		
<u>Sales</u>						
YTD Q3	1,866	2,001	2,057	2,242	2,147	
Year	2,469	2,668	2,769	2,966		
	*peak					
	YTD	2005	2,819			

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