

Essex County, NY

County · NY · New York

BUYER'S MARKET

\$241K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

472

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



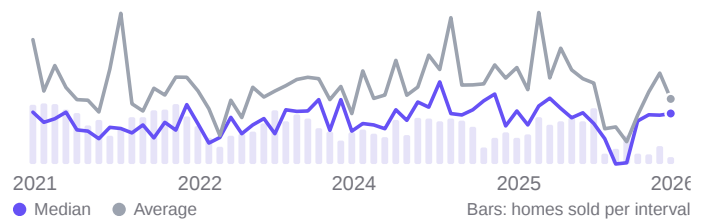
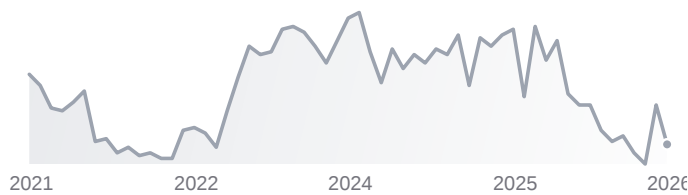
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$245K · Average \$303K

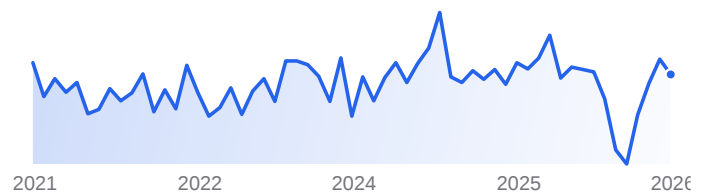
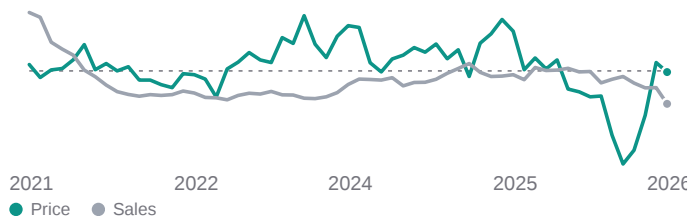


Growth (year over year)

Price -0.9% · Sales -25.7%

Price per square foot

\$174/ft²



Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

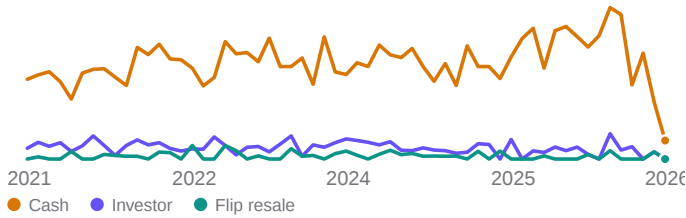
1.9%



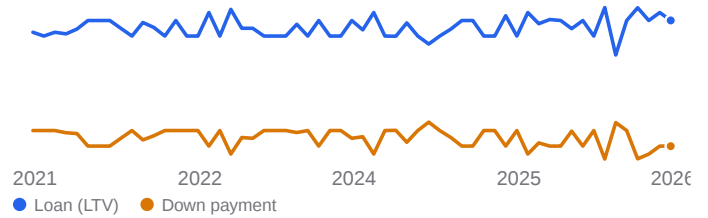
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 0% · Flip resale 0%

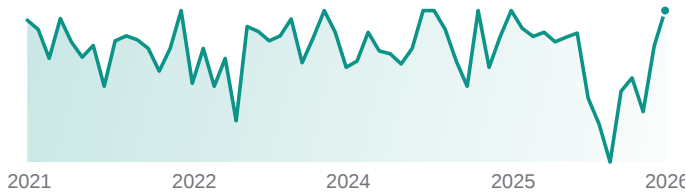


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



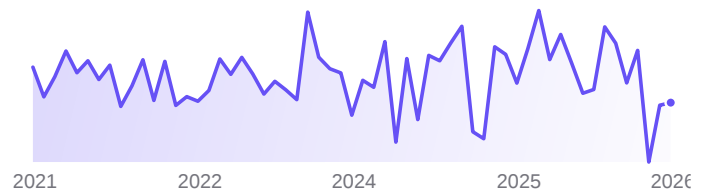
Sellers who sold at a gain

100%



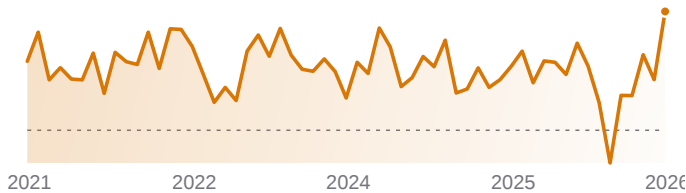
Typical hold before selling

5.7 yrs



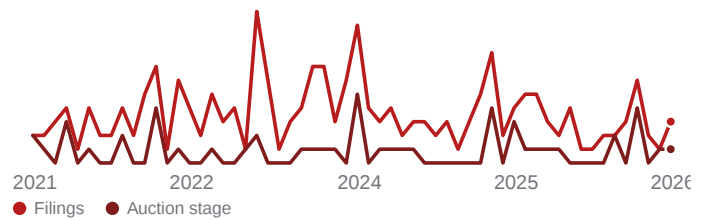
Median annualized return at resale

+14.1%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	25,074
Median value (AVM)	\$276K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1973
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.4%
Owner occupied	48%
Company owned	17%
Median loan-to-value	10%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	36,959
Density	21 / mi²
Median household income	\$69K
Average household income	\$92K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	110
Homes occupied	65%
Bachelor's or higher	17%
Poverty rate	12.0%
Unemployment	1.0%
Average temp	43°F
Annual precip	40 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.