

RESIDENTIAL SALES *

MUNICIPALITY	2008	2009	2010	2011
Chesterfield	32	27	12	18
Crown Point	24	16	10	20
Elizabethtown	13	11	8	9
Essex	16	12	7	7
Jay	50	36	32	17
Keene	17	17	14	15
Lewis	13	12	8	8
Minerva	10	12	6	3
Moriah	53	57	30	19
Newcomb	9	10	14	5
North Elba	96	85	74	83
North Hudson	5	5	4	4
Saint Armand	18	17	15	7
Schroon	40	35	28	35
Ticonderoga	67	60	31	35
Westport	21	14	8	8
Willsboro	30	27	17	24
Wilmington	15	13	5	7
Essex County	529	466	323	324

Essex County Real Property Tax Services

* NOTE: Only "arm's length" sales, as reported by the parties to the sales or as determined by local assessors, of residential properties have been used in this study. An "arm's length" sale refers to a real estate transaction in the open market freely arrived at by normal negotiations without undue pressure on either the buyer or the seller or any other factor that would unusually influence the sale price. It is considered representative of current market value. A sale between relatives, for example, would not be considered an "arms length" sale.

AVERAGE RESIDENTIAL SALE PRICES *

MUNICIPALITY	2008	2009	2010	2011
Chesterfield	210,450	147,330	129,430	143,680
Crown Point	115,440	106,350	105,040	100,680
Elizabethtown	152,140	125,730	103,860	130,670
Essex	270,780	167,350	325,930	188,570
Jay	115,080	123,830	161,390	175,080
Keene	238,260	263,890	322,960	333,170
Lewis	82,460	117,520	159,310	174,630
Minerva	157,350	81,450	96,170	192,100
Moriah	66,410	67,540	74,010	65,140
Newcomb	157,160	167,800	108,500	146,100
North Elba	412,500	599,120	376,530	382,950
North Hudson	156,000	96,000	126,760	105,200
Saint Armand	194,260	146,630	270,530	211,690
Schroon	275,590	285,660	272,300	267,340
Ticonderoga	151,690	190,340	144,020	135,060
Westport	177,320	231,280	143,800	664,440
Willsboro	186,620	109,320	153,540	123,150
Wilmington	162,630	157,830	122,200	208,570
Essex County	182,341	176,943	177,571	208,234

Essex County Real Property Tax Services

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MEDIAN RESIDENTIAL SALE PRICES *

MUNICIPALITY	2008	2009	2010	2011
Chesterfield	127,500	130,000	111,500	105,000
Crown Point	96,970	110,000	106,000	93,550
Elizabethtown	120,000	115,000	97,500	120,000
Essex	257,500	111,500	300,000	169,000
Jay	97,500	118,000	147,500	120,000
Keene	193,000	236,000	200,000	300,000
Lewis	65,920	112,500	62,500	125,000
Minerva	119,000	86,250	74,750	190,000
Moriah	55,000	70,000	73,500	65,000
Newcomb	125,000	177,500	113,750	140,000
North Elba	262,500	317,000	273,000	285,000
North Hudson	141,000	55,000	85,000	107,500
Saint Armand	160,000	130,000	170,000	169,000
Schroon	200,000	223,600	159,000	205,000
Ticonderoga	118,720	116,950	130,000	119,000
Westport	159,000	219,990	148,750	154,250
Willsboro	125,000	55,000	120,000	102,500
Wilmington	135,000	100,000	137,000	156,500
Essex County	97,000	120,250	125,000	132,500

Essex County Real Property Tax Services

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