**Line Graph Analysis**

The line graph provides a visual representation of how median prices per square foot have changed over time in the selected counties.

**Key Points:**

1. **General Trend**:
   * The graph shows distinct trends for each county, with Essex, Passaic, Somerset, and Sussex Counties having higher median prices compared to Salem County, which consistently shows lower median prices.
2. **Essex County (Blue Line)**:
   * The median price per square foot starts around $250 and fluctuates between $250 and $325.
   * There are noticeable peaks around mid-2022, early 2023, and again in early 2024, indicating periods of higher demand or price increases.
   * Overall, Essex County shows a relatively stable trend with moderate volatility.
3. **Passaic County (Orange Line)**:
   * The median price per square foot starts around $250 and fluctuates between $250 and $300.
   * Similar to Essex County, there are peaks around mid-2022 and early 2023, with a more consistent pattern towards late 2023 and early 2024.
   * The trend indicates moderate stability with periodic price increases.
4. **Salem County (Green Line)**:
   * The median price per square foot starts below $100 and fluctuates between $75 and $125.
   * There are significant peaks and troughs, indicating high volatility in the market.
   * Salem County consistently has the lowest prices among the selected counties, reflecting its more affordable housing market.
5. **Somerset County (Red Line)**:
   * The median price per square foot starts around $275 and fluctuates between $250 and $325.
   * The trend is similar to Essex and Passaic Counties with noticeable peaks around mid-2022 and early 2023.
   * Somerset County shows a stable trend with moderate volatility, indicating a relatively stable market.
6. **Sussex County (Purple Line)**:
   * The median price per square foot starts around $250 and fluctuates between $250 and $300.
   * Similar to the other high-priced counties, Sussex shows peaks around mid-2022 and early 2023.
   * The trend is stable with slight increases over time, indicating a stable market with periodic price increases.

**Summary and Insights:**

* **Market Stability**:
  + **Essex, Passaic, Somerset, and Sussex Counties**: These counties show relatively stable trends with moderate volatility. Prices generally fluctuate within a $50 range, reflecting stable markets with periodic price increases.
  + **Salem County**: Exhibits high volatility with significant peaks and troughs, indicating a less stable market with lower median prices. This might be due to varying demand, economic factors, or different market dynamics.
* **Investment Insights**:
  + **High-Price Counties (Essex, Passaic, Somerset, Sussex)**: Investors looking for stable markets with higher returns might focus on these counties. The consistent trends and moderate volatility indicate reliable markets.
  + **Low-Price County (Salem)**: Investors looking for affordable entry points might consider Salem County. However, the high volatility suggests a more risky market, which could offer high returns during peak periods but also significant risks.
* **Market Trends**:
  + The periodic peaks across most counties around mid-2022 and early 2023 suggest common market factors influencing prices, such as seasonal demand, economic conditions, or policy changes.

**Conclusion:**

* **Investors**: High-price counties offer stable investment opportunities with moderate risks, while Salem County offers affordable options with higher risks.
* **Homebuyers**: Those looking for stability might prefer Essex, Passaic, Somerset, or Sussex Counties, while those seeking affordability might consider Salem County.
* **Real Estate Professionals**: Understanding these trends helps in setting competitive prices, identifying target markets, and making informed decisions based on market conditions.