

## Marblehead Q3 2018 report: Median Price reaches \$700,000

The median price of the Single Family Homes (SFH) sold in the first 9 months of 2018 reached \$700,000, a 7% increase year on year. Sales declined again, reflecting the shortage of inventory (numbers in **bold** represent record levels).

### Marblehead

<u>SFH</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$583,100	\$535,000	\$660,000	\$605,000	<b>\$730,000</b>	
Q2	\$576,500	\$615,000	\$567,500	\$635,000	<b>\$689,000</b>	
Q3	\$595,500	\$660,000	\$617,000	<b>\$718,000</b>	\$710,000	
Q4	\$619,000	\$548,000	\$650,000	<b>\$722,500</b>		
H1	\$582,500	\$574,500	\$595,000	\$628,000	<b>\$692,500</b>	
H2	\$600,000	\$614,500	\$633,000	<b>\$720,000</b>		
YTD Q3	\$585,600	\$619,000	\$612,500	\$656,000	<b>\$700,000</b>	7%
Year	\$590,000	\$596,500	\$620,000	<b>\$665,000</b>		

### Sales

YTD Q3	189	176	188	177	153
Year	245	239	248	233	

### Condos

Overall the condo market in Marblehead has been quite consistent in the last two years. Note, however, that almost 4 in 10 of YTD sales took place at or over list price.

### Condos

H1	\$367,500	\$241,000	<b>\$375,000</b>	\$340,000	\$324,000	
H2	\$313,250	\$340,500	\$349,250	<b>\$410,000</b>		
YTD Q3	\$347,750	\$315,000	<b>\$372,500</b>	\$354,500	\$348,000	-2%
Year	\$328,000	\$321,000	<b>\$370,000</b>	\$364,250		

### Sales

YTD Q3	32	36	37	43	40
Year	43	53	50	59	

**Sagan Harborside Sotheby's International Realty**

[www.SaganHarborside.com](http://www.SaganHarborside.com)

*Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. Each Office Is Independently Owned and Operated*