

## Swampscott Q3 2018 Market Report: Median Price approaching \$600,000

The median price of the Single Family Homes (SFH) sold in Swampscott in the first 9 months of 2018 increased 11% to a new record \$590,000. Sales recovered somewhat from last year's drop.

<u>SFH</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	
Q1	\$440,000	\$455,000	\$470,000	<b>\$527,000</b>	\$520,000	
Q2	\$437,000	\$437,500	\$535,000	\$573,000	<b>\$584,500</b>	
Q3	\$452,500	\$462,500	\$480,000	\$530,000	<b>\$605,000</b>	
Q4	\$443,500	\$513,000	\$505,000	\$530,000		
H1	\$439,000	\$445,000	\$491,500	\$539,900	<b>\$577,750</b>	
H2	\$447,000	\$463,000	\$480,000	\$530,000		
YTD Q3	\$440,000	\$459,000	\$485,000	\$530,000	<b>\$590,000</b>	11%
Year	\$440,000	\$460,000	\$488,000	<b>\$530,000</b>		

<u>Sales</u>						
YTD Q3	123	143	122	106	118	
Year	167	<b>183</b>	157	135		

### Condos

As reported previously, sales at the new Avery development have had a major impact on the overall median price. YTD there have been 11 sales at Avery between \$370,000 and \$500,000 which added \$27,000 to the YTD overall median price.

H1	\$272,000	\$242,000	\$254,900	\$295,750	<b>\$367,500</b>	
H2	\$255,250	\$250,000	\$259,000	<b>\$295,000</b>		
YTD Q3	\$257,750	\$244,900	\$253,700	\$300,750	<b>\$359,000</b>	19%
Year	\$286,250	\$245,000	<b>\$255,000</b>	<b>\$295,000</b>		

<u>Sales</u>						
YTD Q3	58	51	41	59	<b>75</b>	
Year	74	66	58	<b>75</b>		

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