

## Beverly Q3 2018 Report: Market Stable

After the sharp rise of recent years, the median price of the 229 SFHs sold in the first 9 months of 2018 was essentially flat, as it has been for the past 7 quarters. (Numbers **in bold** represent record levels).

<u>SFH</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$370,500	\$400,000	\$383,000	<b>\$475,000</b>	\$455,000	
Q2	\$385,950	\$404,000	\$455,000	\$475,250	<b>\$478,750</b>	
Q3	\$381,000	\$402,000	\$440,000	\$463,000	<b>\$468,500</b>	
Q4	\$368,000	\$404,000	\$439,000	<b>\$470,000</b>		
H1	\$382,000	\$402,000	\$438,250	<b>\$475,000</b>	\$472,500	
H2	\$378,000	\$403,000	\$440,000	<b>\$464,575</b>		
YTD Q3	\$382,000	\$402,000	\$440,000	\$468,000	<b>\$470,000</b>	0%
Year	\$380,000	\$403,500	\$439,500	<b>\$470,000</b>		
<u>Sales</u>						
YTD Q3	269	236	264	230	229	
Year	329	345	<b>363</b>	320		

### Condos

The median price of condos sold in recent years has been distorted by the 65 sales at Elliott Landing, with a median price over \$500,000, between Q4 2016 and Q3 2017.

<u>Condos</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$226,000	\$210,000	\$248,450	<b>\$430,900</b>	\$295,000	
Q2	\$225,000	\$234,900	\$242,750	<b>\$332,488</b>	\$267,112	
Q3	\$266,500	\$239,750	\$271,500	<b>\$312,000</b>	\$294,500	
Q4	\$224,000	\$233,000	<b>\$359,000</b>	\$292,500		
H1	\$225,000	\$234,000	\$242,750	<b>\$365,000</b>	\$279,950	
H2	\$247,000	\$234,750	<b>\$322,125</b>	\$300,000		
YTD Q3	\$240,000	\$234,700	\$259,950	<b>\$340,000</b>	\$287,000	-14%
Year	\$233,500	\$234,700	\$274,000	<b>\$333,500</b>		
<u>Sales</u>						
YTD Q3	78	108	94	143	85	
Year	107	143	150	174		
	*peak year	<b>2004</b>	<b>185</b>			

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