

Marblehead 2018 Housing Market By The Numbers

Single Family Homes (SFH)

The median price of the SFHs sold in 2018 increased 3.7% to a new record \$689,500. Reflecting the shortage of supply, sales declined again to the lowest level since 2011.

| <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 | \$730,000 | |
| Q2 | \$576,500 | \$615,000 | \$567,500 | \$635,000 | \$689,000 | |
| Q3 | \$595,500 | \$660,000 | \$618,500 | \$718,000 | \$710,000 | |
| Q4 | \$619,000 | \$548,000 | \$650,000 | \$722,500 | \$655,000 | |
| H1 | \$582,500 | \$574,500 | \$595,000 | \$628,000 | \$692,500 | |
| H2 | \$600,000 | \$614,500 | \$633,000 | \$720,000 | \$682,500 | |
| Year | \$590,000 | \$596,500 | \$620,000 | \$665,000 | \$689,500 | 3.7% |

Sales

| | | | | | |
|------|---------------|------|------------|-----|-----|
| Year | 245 | 239 | 248 | 233 | 212 |
| | *peak year | 2004 | 285 | | |

Condos

The main feature of the condo market in 2018 was that two-thirds of the condos sold at or above list price.

| <u>Condos</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>Change</u> |
|---------------|-------------|-------------|------------------|------------------|-------------|---------------|
| H1 | \$367,500 | \$241,000 | \$375,000 | \$340,000 | \$324,000 | |
| H2 | \$313,250 | \$340,500 | \$349,250 | \$410,000 | \$395,000 | |
| Year | \$328,000 | \$321,000 | \$370,000 | \$364,250 | \$370,000 | 0.9% |

Sales

| | | | | | |
|------|---------------|------|-----------|----|----|
| Year | 43 | 53 | 50 | 59 | 53 |
| | *peak year | 2004 | 88 | | |

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