

Salem 2018 Housing Market By The Numbers

Single Family Homes (SFH)

The median price of the SFHs sold in Salem in 2018 increased by 11% to a new record \$425,500. Of note was the consistency of pricing quarter by quarter. Sales were in line with the 2017 total.

<u>SFH</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$341,000	\$343,000	\$340,000	\$340,000	\$427,070	
Q2	\$338,500	\$357,000	\$380,000	\$395,000	\$425,500	
Q3	\$359,950	\$362,500	\$366,000	\$385,000	\$430,000	
Q4	\$345,000	\$327,000	\$355,000	\$407,000	\$424,500	
H1	\$340,000	\$350,500	\$373,250	\$376,000	\$425,500	
H2	\$355,000	\$347,250	\$362,000	\$394,000	\$427,000	
Year	\$346,750	\$349,450	\$370,000	\$385,000	\$425,500	11%

Sales

Year	211	218	253	226	222
------	-----	-----	------------	-----	-----

Condos

The median price of the Condos sold in Salem in 2018 increased by 8% to a new record \$335,000. Prices were also consistent throughout the year., and sales were similar to 2017's level.

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$258,400	\$255,875	\$264,000	\$330,000	\$322,750	
Q2	\$238,500	\$273,000	\$286,500	\$294,500	\$335,000	
Q3	\$255,000	\$275,000	\$275,975	\$323,710	\$337,750	
Q4	\$244,475	\$248,500	\$270,500	\$299,000	\$330,000	
H1	\$240,000	\$270,000	\$280,000	\$305,000	\$335,000	
H2	\$250,000	\$265,500	\$275,000	\$316,500	\$334,250	
Year	\$247,000	\$269,250	\$275,850	\$310,000	\$335,000	8%

Sales

Year	310	376	435	380	384
	*peak				
	year	2005	469		

Andrew Oliver
Realtor, Sagan Harborside
Sotheby's International Realty
www.andrewJoliver.com
www.OliverReports.com
 Tel: 617.834.8205

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