

## Beverly Q1 2019 Housing Market By The Numbers

The median price of the Single Family Homes (SFH) sold in Q1 2019 **increased 15%** compared with Q1 2018 to \$525,000, the first time Beverly has recorded a quarterly median price above \$500,000. Sales of SFHs, however, dropped from 53 to 37.


<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Q1	\$400,000	\$383,000	\$475,000	\$455,000	<b>\$525,000</b>
Q2	\$404,000	\$455,000	\$475,250	<b>\$478,750</b>	
Q3	\$402,000	\$440,000	\$463,000	<b>\$470,000</b>	
Q4	\$404,000	\$439,000	\$470,000	<b>\$471,500</b>	
H1	\$402,000	\$438,250	<b>\$475,000</b>	\$472,500	
H2	\$403,000	\$440,000	\$464,575	<b>\$470,000</b>	
Year	\$403,500	\$439,500	\$470,000	<b>\$471,250</b>	
Q1 Sales	36	<b>55</b>	53	53	37

### Condos

The median condo price jumped 26% to \$372,450 compared with \$295,000 in 2018 and \$430,900 in 2017, when there were 18 sales at Elliott Landing, mostly over \$500,000. While the impact of Elliott Landing has washed out of the numbers, there are several upscale conversions taking place in Beverly and these carry a higher sales price than the older, less luxurious condos. Condo sales were steady at 24 vs 25 in 2018.

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Q1	\$210,000	\$248,450	<b>\$430,900</b>	\$295,000	\$372,450
Q2	\$234,900	\$242,750	<b>\$332,488</b>	\$267,112	
Q3	\$239,750	\$271,500	<b>\$312,000</b>	\$294,500	
Q4	\$233,000	<b>\$359,000</b>	\$292,500	\$286,000	
H1	\$234,000	\$242,750	<b>\$365,000</b>	\$279,950	
H2	\$234,750	<b>\$322,125</b>	\$300,000	\$290,000	
Year	\$234,700	\$274,000	<b>\$333,500</b>	\$286,000	
Q1 Sales	19	15	39	25	24

NB Numbers in **bold** represent record levels



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