

Marblehead Q1 2019 Housing Market By The Numbers

Single Family Homes (SFH)

The median price of SFH sold in Marblehead in Q1 2019 was \$602,500. This compared with \$730,000 in Q1 2018 and \$605,000 in Q1 2017, a clear indication of the quarterly fluctuations that can occur, especially during the winter months, when the number of sales is small.


<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Q1	\$535,000	\$660,000	\$605,000	\$730,000	\$602,500
Q2	\$615,000	\$567,500	\$635,000	\$689,000	
Q3	\$660,000	\$617,000	\$718,000	\$710,000	
Q4	\$548,000	\$650,000	\$722,500	\$655,000	
H1	\$574,500	\$595,000	\$628,000	\$692,500	
H2	\$614,500	\$633,000	\$720,000	\$682,500	
Year	\$596,500	\$620,000	\$665,000	\$689,500	
Q1 Sales	35	33	36	26	38

Condos

There were just 5 condo sales in Q1 (and one of those was a foreclosure) compared with 11 in 2018 and 8 in 2017. Condo sales occurred between \$290,000 and \$630,000. One of the sales occurred above list price

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Q1	\$191,500	\$310,000	\$257,500	\$306,250	\$352,000
Q2	\$295,000	\$462,000	\$345,000	\$331,000	
Q3	\$372,500	\$330,000	\$415,000	\$385,000	
Q4	\$340,500	\$349,500	\$391,500	\$400,000	
H1	\$241,000	\$375,000	\$340,000	\$324,000	
H2	\$340,500	\$349,250	\$410,000	\$395,000	
Year	\$321,000	\$372,500	\$364,250	\$370,000	
Q1 Sales	8	9	8	11	5

NB Numbers in **bold** represent record levels



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