

Beverly H1 2019 Housing Market Summary

Single Family Homes (SFH)

After 8 consecutive quarters in the \$450,000 - \$475,000 range, the median price of Single Family Homes (SFH) sold in the first half of 2019 (H1 2019) jumped 10% to \$520,000, while sales dropped 15%.

<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	\$525,000	
Q2	\$404,000	\$455,000	\$475,250	\$478,750	\$500,000	
Q3	\$402,000	\$440,000	\$463,000	\$470,000		
Q4	\$404,000	\$439,000	\$470,000	\$471,500		
H1	\$402,000	\$438,250	\$475,000	\$472,500	\$520,000	10.0%
H2	\$403,000	\$440,000	\$464,575	\$470,000		
Year	\$403,500	\$439,500	\$470,000	\$471,250		
H1 Sales	124	151	130	132	112	

Condos

The median condo price jumped 23.2% to \$345,000, but was below the 2017 level of \$365,000. The fluctuations are largely caused by the number of higher-priced sales at Elliott Landing: 31 in 2017 (new construction), 1 in 2018 and 7 in 2019 (resales).

Condos

Q1	\$210,000	\$248,450	\$430,900	\$295,000	\$372,450	
Q2	\$234,900	\$242,750	\$332,488	\$267,112	\$325,000	
Q3	\$239,750	\$271,500	\$312,000	\$294,500		
Q4	\$233,000	\$359,000	\$292,500	\$286,000		
H1	\$234,000	\$242,750	\$365,000	\$279,950	\$345,000	23.2%
H2	\$234,750	\$322,125	\$300,000	\$290,000		
Year	\$234,700	\$274,000	\$333,500	\$286,000		
H1 Sales	56	49	92	59	59	

NB Numbers in **bold** represent record levels

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