

Marblehead H1 2019 Housing Market Summary

Single Family Homes (SFH)

The median price of SFHs sold in Marblehead in H1 2019 increased 1.8% to a new record of \$705,000. Sales increased from 85 to 100, a number in line with the 5-year average.

<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	\$738,500	
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	\$705,000	1.8%
H2	\$614,500	\$633,000	\$720,000	\$682,500		
Year	\$596,500	\$620,000	\$665,000	\$689,500		
H1 Sales	102	104	99	85	100	

Condos

The 19 sales in H1 (down from 28 in H1 2018) occurred between \$170,000 and \$675,000.

<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	\$409,500	
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	\$383,250	18.3%
H2	\$340,500	\$349,250	\$410,000	\$395,000		
Year	\$321,000	\$372,500	\$364,250	\$370,000		
H1 Sales	18	25	27	28	19	

NB Numbers in **bold** represent record levels

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