

Salem H1 2019 Housing Market Summary

Single Family Homes (SFH)

The median price of Single Family Homes (SFH) sold in the first half of 2019 (H1 2019) was virtually unchanged, at \$427,000 vs \$425,500 in H1 2018. Sales of SFH were 98, down from 107 in H1 2018, but in line with the average of the last 5 years

<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	
Q1	\$343,000	\$340,000	\$340,000	\$429,900	\$445,500	
Q2	\$357,000	\$380,000	\$395,000	\$425,500	\$412,000	
Q3	\$362,500	\$366,000	\$385,000	\$430,000		
Q4	\$327,000	\$355,000	\$407,000	\$424,500		
H1	\$350,500	\$373,250	\$376,000	\$425,500	\$427,000	0.5%
H2	\$347,250	\$362,000	\$394,000	\$427,000		
Year	\$349,450	\$370,000	\$385,000	\$425,500		
H1 Sales	88	115	87	107	98	

Condos

The median price of condos rose 1.5% to \$340,000. Condo sales were modestly lower but also in line with the average for the last 5 years

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	
Q1	\$255,875	\$264,000	\$330,000	\$322,750	\$317,500	
Q2	\$273,000	\$286,500	\$294,500	\$335,000	\$348,250	
Q3	\$275,000	\$275,975	\$323,710	\$337,750		
Q4	\$248,500	\$270,500	\$299,000	\$330,000		
H1	\$270,000	\$280,000	\$305,000	\$335,000	\$340,000	1.5%
H2	\$265,500	\$275,000	\$316,500	\$334,250		
Year	\$269,250	\$275,850	\$310,000	\$335,000		
H1 Sales	144	210	178	189	184	

NB Numbers in **bold** represent record levels

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