

## Beverly Q3 2019 Housing Market Summary

### Single Family Homes (SFH)

After 8 consecutive quarters in 2017-18 in the \$450,000-\$475,000 range, the median price of Single Family Homes (SFH) sold in the first 9 months of 2019 (YTD Q3) jumped 10.3% to \$520,000. Sales, however, were the lowest since 2012.

<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>	15.4%
Q2	\$404,000	\$455,000	\$475,250	\$478,750	<b>\$500,000</b>	4.4%
Q3	\$402,000	\$440,000	\$463,000	\$470,000	<b>\$525,000</b>	11.7%
Q4	\$404,000	\$439,000	\$470,000	<b>\$471,500</b>		
YTD Q3	\$402,000	\$440,000	\$468,000	\$471,250	<b>\$520,000</b>	10.3%
Year	\$403,500	\$439,500	\$470,000	<b>\$471,250</b>		
<u>YTD Sales</u>	236	264	230	230	206	

### Condos

The median condo price YTD jumped 18.1% to \$339,000, but was similar to the 2017 level of \$340,000. While the drop in 2017 was caused by the end of sales at Elliott Landing, the increase in 2019 in both median price and sales seems to be more a reflection of strong buying interest in Beverly generally rather than any one new development

<u>Condos</u>						
Q1	\$210,000	\$248,450	<b>\$430,900</b>	\$295,000	\$372,450	26.3%
Q2	\$234,900	\$242,750	<b>\$332,488</b>	\$267,112	\$325,000	21.7%
Q3	\$239,750	\$271,500	\$312,000	\$294,500	<b>\$327,450</b>	11.2%
Q4	\$233,000	<b>\$359,000</b>	\$292,500	\$286,000		
YTD Q3	\$234,700	\$259,950	<b>\$340,000</b>	\$287,000	\$339,000	18.1%
Year	\$234,700	\$274,000	<b>\$333,500</b>	\$286,000		
<u>YTD Sales</u>	108	94	143	85	108	

NB Numbers in **bold** represent record levels. Sources: MLSPIN, OliverReports.com

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