

Marblehead Q3 2019 Housing Market Summary

Single Family Homes (SFH)

The median price of SFHs sold in Marblehead in the first 9 months of 2019 increased 1.8% to a new record of \$712,500. Sales recovered from the 2018 drop and were in line with the 5-year average. The median Days to Offer (DTO) was steady at 13.

Marblehead

<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Change</u>
Q1	\$535,000	\$660,000	\$605,000	\$730,000	\$602,500	-17.5%
Q2	\$615,000	\$567,500	\$635,000	\$689,000	\$738,500	7.2%
Q3	\$660,000	\$617,000	\$718,000	\$710,000	\$715,000	0.7%
Q4	\$548,000	\$650,000	\$722,500	\$655,000		
YTD Q3	\$619,000	\$606,250	\$656,000	\$700,000	\$712,500	1.8%
Year	\$596,500	\$620,000	\$665,000	\$689,500		
YTD Q3 Sales	176	188	177	153	179	

Condos

Because it is such a small market, the median condo price can fluctuate from quarter to quarter. More significantly, the YTD median price is almost exactly the same as in the second half of 2018. Median DTO was 15 against 14 in 2018.

<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	14.9%
Q2	\$295,000	\$462,000	\$345,000	\$331,000	\$409,500	23.7%
Q3	\$372,500	\$330,000	\$415,000	\$385,000	\$409,400	6.3%
Q4	\$340,500	\$349,500	\$391,500	\$400,000		
YTD Q3	\$315,000	\$372,500	\$354,500	\$348,000	\$394,400	13.3%
Year	\$321,000	\$372,500	\$364,250	\$370,000		
YTD Q3 Sales	36	37	43	40	36	

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

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