

## Salem Q3 2019 Housing Market Summary

### Single Family Homes (SFH)

The median price of Single Family Homes (SFH) sold in the first 9 months of 2019 (YTD Q3) increased 1.6% to \$432,500. Sales reached a new peak – just.

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	
Q1	\$343,000	\$340,000	\$340,000	\$429,900	<b>\$445,500</b>	3.6%
Q2	\$357,000	\$380,000	\$395,000	<b>\$425,500</b>	\$412,000	-3.2%
Q3	\$362,500	\$366,000	\$385,000	\$430,000	<b>\$437,500</b>	1.7%
Q4	\$327,000	\$355,000	\$407,000	<b>\$424,500</b>		
YTD Q3	\$359,000	\$370,000	\$381,750	\$425,500	<b>\$432,500</b>	1.6%
Year	\$349,450	\$370,000	\$385,000	<b>\$425,500</b>		
YTD Sales	160	174	168	166	187	

### Condos

The median price of the condos sold YTD increased 3% to \$345,000. Sales were very similar to recent years except for 2016.

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	
Q1	\$255,875	\$264,000	<b>\$330,000</b>	\$322,750	\$317,500	-1.6%
Q2	\$273,000	\$286,500	\$294,500	\$335,000	<b>\$348,250</b>	4.0%
Q3	\$275,000	\$275,975	\$323,710	\$337,750	<b>\$357,000</b>	5.7%
Q4	\$248,500	\$270,500	\$299,000	<b>\$330,000</b>		
YTD Q3	\$271,000	\$278,500	\$313,000	\$335,000	<b>\$345,000</b>	3.0%
Year	\$269,250	\$275,850	\$310,000	<b>\$335,000</b>		
YTD Sales	287	342	292	298	291	

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

**Andrew Oliver**

Market Analyst | Team Harborside | [teamharborside.com](http://teamharborside.com)

REALTOR®

Sagan Harborside Sotheby's International Realty

One Essex Street | Marblehead, MA 01945

m 617.834.8205

[www.OliverReports.com](http://www.OliverReports.com)

[Andrew.Oliver@SothebysRealty.com](mailto:Andrew.Oliver@SothebysRealty.com)