

Swampscott Q3 2019 Housing Market Summary

Single Family Homes (SFH)

The median price of the SFHs sold in the first 9 months of 2019 edged higher, while sales dropped to the lowest figure since 2012. The median Days to Offer (DTO) declined from 12 to 10.5

<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Change</u>
Q1	\$455,000	\$470,000	\$527,000	\$520,000	\$568,000	9.2%
Q2	\$437,500	\$535,000	\$574,000	\$584,500	\$598,000	2.3%
Q3	\$462,500	\$480,000	\$530,000	\$605,000	\$627,500	3.7%
Q4	\$513,000	\$505,000	\$530,000	\$570,000		
YTD Q3	\$459,000	\$485,000	\$530,000	\$590,000	\$597,500	1.3%
Year	\$460,000	\$488,000	\$530,000	\$585,500		
YTD Q3						
Sales	143	122	106	118	104	

Condos

Sales dropped sharply from last year's number but were close to the 5-year average. The decline in the median price was accounted for by the smaller number of sales at Avery. DTO increased sharply from 8 to 20.

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	
Q1	\$255,000	\$268,050	\$245,000	\$340,000	\$337,988	-0.6%
Q2	\$240,000	\$254,900	\$315,000	\$370,130	\$370,000	0.0%
Q3	\$255,000	\$248,750	\$312,500	\$354,000	\$338,500	-4.4%
Q4	\$245,000	\$307,500	\$270,750	\$335,750		
YTD Q3	\$244,900	\$253,700	\$300,750	\$359,000	\$345,000	-3.9%
Year	\$244,950	\$255,000	\$295,000	\$354,000		
YTD Q3						
Sales	51	41	59	75	53	

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

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