

## Essex County Q4 2019 Housing Market Summary

### Single Family Homes (SFH)

The median price of the Single Family Homes (SFH) sold in the 34 cities and towns of Essex County in 2019 increased 3.9% to a new record \$475,000. The pace of gain increased in H2. Sales increased 2.7%, just reaching a new high.

<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Change</u>
Q1	\$380,000	\$372,000	\$415,000	\$432,500	<b>\$445,000</b>	
Q2	\$386,000	\$421,000	\$444,000	\$466,500	<b>\$480,000</b>	
Q3	\$405,000	\$419,900	\$450,000	\$470,000	<b>\$494,000</b>	
Q4	\$389,000	\$407,500	\$436,000	\$442,500	<b>\$470,000</b>	
H1	\$385,000	\$400,000	\$430,000	\$455,000	<b>\$465,000</b>	2.2%
H2	\$397,000	\$414,000	\$445,000	\$460,000	<b>\$485,000</b>	5.4%
Year	\$390,000	\$409,000	\$440,000	\$457,000	<b>\$475,000</b>	3.9%
Sales	6,161	6,341	6,274	6,177	<b>6,345</b>	2.7%

### Condos

The median price of Condos/Townhomes sold in 2019 increased 6.7%, to \$320,000. Sales increased 1.8%.

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Change</u>
Q1	\$250,000	\$247,000	\$280,500	\$282,000	<b>\$305,000</b>	8.2%
Q2	\$250,000	\$262,000	\$285,500	\$300,000	<b>\$314,900</b>	5.0%
Q3	\$260,500	\$266,000	\$292,000	\$301,750	<b>\$320,000</b>	6.0%
Q4	\$244,500	\$269,950	\$279,000	\$306,000	<b>\$329,950</b>	
H1	\$250,000	\$259,450	\$285,000	\$295,000	<b>\$310,000</b>	5.1%
H2	\$252,000	\$268,000	\$285,000	\$305,000	<b>\$325,000</b>	6.6%
Year	\$250,000	\$262,000	\$285,000	\$300,000	<b>\$320,000</b>	6.7%
Sales	2,668	2,769	2,966	2,814	2,864	1.8%

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

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