

## Marblehead 2019 Housing Market Summary

### Single Family Homes (SFH)

The median price increased 4.1%, breaking \$700,000 for the first time. Sales received from last year's dip and were in line with the average of recent years.

<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	<b>\$730,000</b>	\$602,500	
Q2	\$615,000	\$567,500	\$635,000	\$689,000	<b>\$738,500</b>	
Q3	\$660,000	\$617,000	<b>\$718,000</b>	\$710,000	\$715,000	
Q4	\$548,000	\$650,000	<b>\$722,500</b>	\$655,000	\$720,000	
H1	\$574,500	\$595,000	\$628,000	\$692,500	<b>\$705,000</b>	
H2	\$614,500	\$633,000	<b>\$720,000</b>	\$682,500	<b>\$720,000</b>	
Year	\$596,500	\$620,000	\$665,000	\$689,500	<b>\$717,500</b>	4.1%
Sales	239	248	234	212	237	

### Condos

The median price increased 7.8% to just under \$400,000, while sales were in line with the average of recent years.

<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	
Q2	\$295,000	<b>\$462,000</b>	\$345,000	\$331,000	\$409,500	
Q3	\$372,500	\$330,000	<b>\$415,000</b>	\$385,000	\$409,400	
Q4	\$340,500	\$349,500	\$391,500	\$400,000	\$398,900	
H1	\$241,000	\$375,000	\$340,000	\$324,000	<b>\$383,250</b>	
H2	\$340,500	\$349,250	<b>\$410,000</b>	\$395,000	\$399,000	
Year	\$321,000	\$372,500	\$364,250	\$370,000	<b>\$398,900</b>	7.8%
Sales	53	50	59	53	57	

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

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