

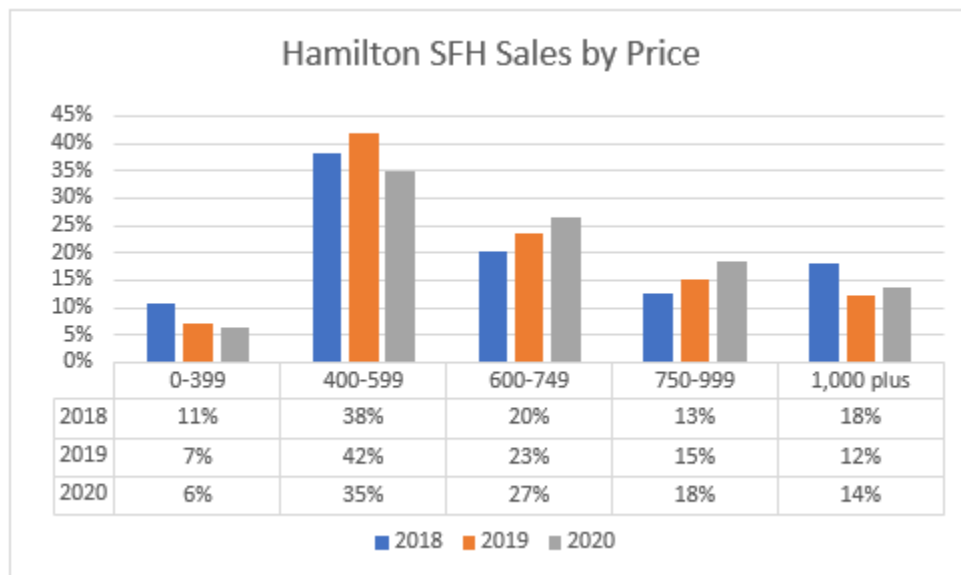
Hamilton 2020 Housing Market Review

Single Family Homes (SFH)

The median price of the SFHs sold in Hamilton in 2020 increased 5.0% to \$631,000. Sales exceeded the previous high of 2017.

<u>SFH</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Change</u>
Q1	\$602,250	\$497,500	\$587,900	\$637,000	
Q2	\$547,450	\$580,000	\$742,000	\$685,000	
Q3	\$525,000	\$610,000	\$642,250	\$605,000	
Q4	\$544,500	\$604,300	\$580,500	\$648,000	
H1	\$570,950	\$545,000	\$600,000	\$659,000	9.8%
H2	\$534,000	\$609,500	\$602,000	\$618,000	2.7%
Year	\$549,900	\$602,150	\$601,000	\$631,000	5.0%
Year Sales	107	94	98	109	11.2%

The percentage of sales under \$600,000 dropped from 49% in 2018 and 2019 to 41% in 2020, and the median price moved from under \$600,000 to well over \$600,000..



Condos

There were just 5 **Condo** sales in Hamilton in 2020 at prices ranging from \$480,000 to \$730,000.

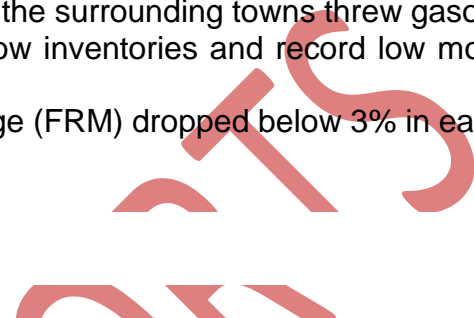
Comment

The real estate market was hot throughout the second half of 2020 with record prices being set across the board, as the market rebounded strongly after the initial COVID-19 induced pause in March and April.

The desire by many people to move out of Boston and into the surrounding towns threw gasoline on the fire that was already burning as the result of record low inventories and record low mortgage rates.

The national average cost of a 30-year Fixed-Rate Mortgage (FRM) dropped below 3% in early July and fell further to close the year at 2.67%.

Source: MLSPIN, OliverReports.com



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