

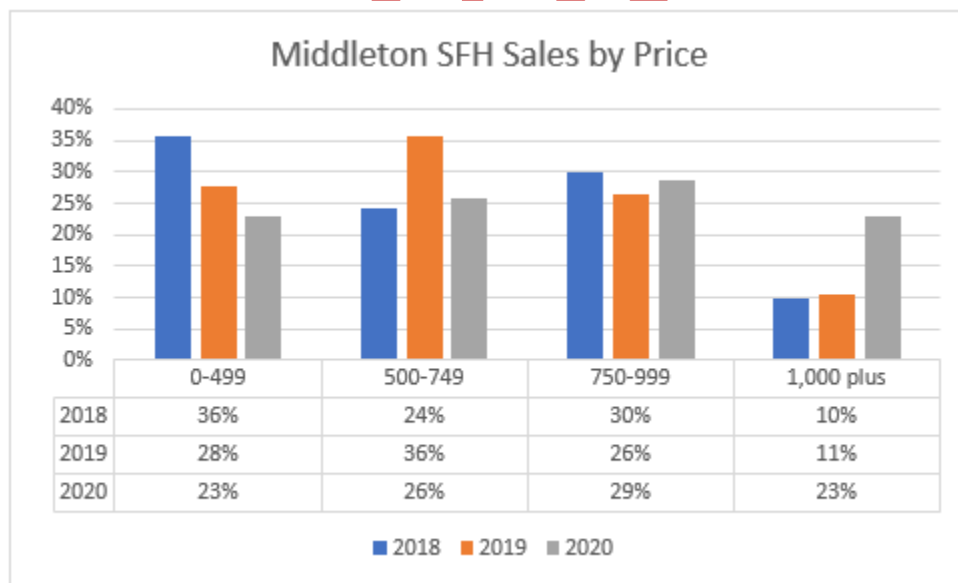
Middleton 2020 Housing Market Review

Single Family Homes (SFH)

The median price of the SFHs sold in Middleton in 2020 increased 24.1% to \$770,000, breaking \$700,000 for the first time - decisively. Sales were in line with the levels in recent years.

<u>SFH</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Change</u>
H1	\$660,000	\$618,500	\$635,000	\$830,000	30.7%
H2	\$641,500	\$681,000	\$613,000	\$735,000	19.9%
Year	\$649,950	\$665,000	\$620,500	\$770,000	24.1%
<u>Sales</u>					
H1	42	36	39	24	
H2	35	34	37	46	
Year	77	70	76	70	-7.9%

As the percentage of sales under \$750,000 dropped from 60% in 2018 and 64% in 2019 to 49% in 2020, so the median price moved from well under \$750,000 in 2018 and 2019 to over \$750,000 in 2020.

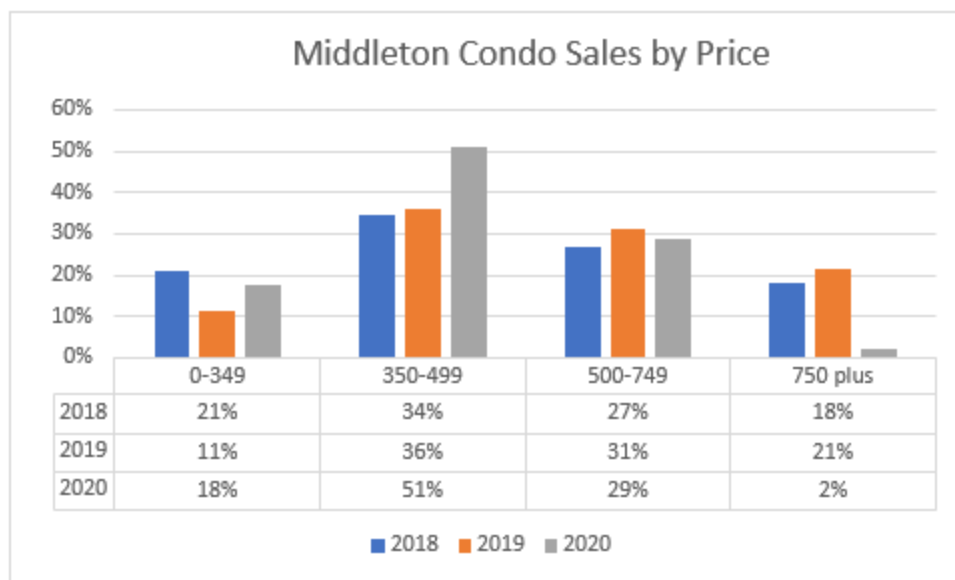


Condos

The median price of the Condos sold in Middleton in 2020 declined 20.3% to \$280,000, while sales also dropped sharply. Both numbers can be attributed to the major decline in sales around Ferncroft Country Club

The percentage of sales under \$500,000 has varied from 55% in 2018 to 47% in 2019 and to 69% in 2020, and the median price has consequently fluctuated above and below \$500,000..

<u>Condos</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Change</u>
H1	\$380,750	\$499,900	\$567,500	\$399,000	-29.7%
H2	\$465,000	\$496,500	\$480,000	\$443,500	-7.6%
Year	\$417,500	\$499,000	\$538,000	\$429,000	-20.3%
<u>Sales</u>					
H1	27	42	32	28	
H2	29	25	29	17	
Year	56	67	61	45	-26.2%



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, OliverReportsMA.com

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