

Beverly 2017 Housing Market Review

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The price of the SFHs sold in Beverly in 2017 rose 6.9% to a new high of \$470,000, taking the two-year gain to 16.5%. As with many markets sales were down, reflecting the shortage of inventory.

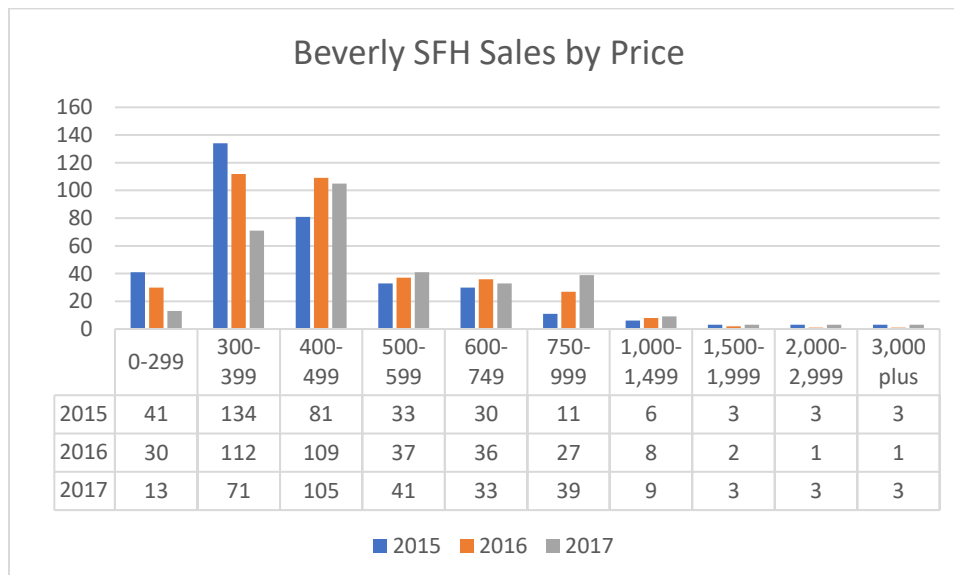
Beverly

<u>SFH</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Change</u>
Q1	\$332,000	\$370,500	\$400,000	\$383,000	\$475,000	
Q2	\$369,000	\$385,950	\$404,000	\$455,000	\$475,250	
Q3	\$384,250	\$381,000	\$402,000	\$440,000	\$463,000	
Q4	\$380,000	\$368,000	\$404,000	\$439,000	\$470,000	
H1	\$355,000	\$382,000	\$402,000	\$438,250	\$475,000	
H2	\$377,750	\$378,000	\$403,000	\$440,000	\$464,575	
Year	\$368,500	\$380,000	\$403,500	\$439,500	\$470,000	6.9%

Sales

Year	319	329	345	363	320
	*peak year	2016			

The impact of rising prices can be seen in the huge drop in sales under \$400,000 and increases above that price.



Condos

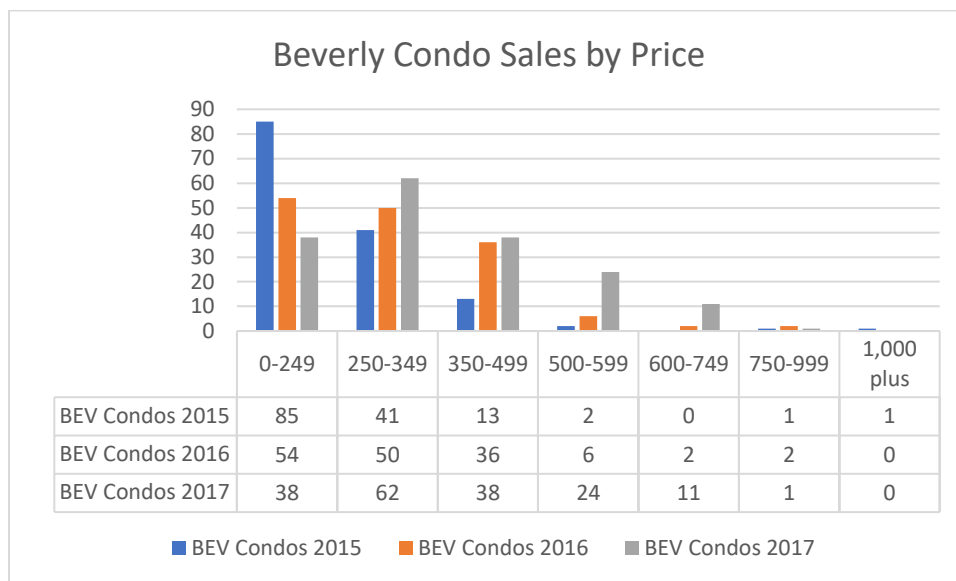
The median price of the condos sold in Beverly in 2017 increased nearly 15%, breaking through \$300,000 for the first time. The biggest factor was that in late 2016 and the first 9 months of 2017 there were some 65 sales in MLS at Elliott Landing at a median price of just over \$500,000.

Condos

Q1	\$182,500	\$226,000	\$210,000	\$248,450	\$430,900	
Q2	\$245,000	\$225,000	\$234,900	\$242,750	\$332,488	
Q3	\$238,000	\$266,500	\$239,750	\$271,500	\$312,000	
Q4	\$239,500	\$224,000	\$233,000	\$359,000	\$292,500	
H1	\$198,750	\$225,000	\$234,000	\$242,750	\$365,000	
H2	\$238,000	\$247,000	\$234,750	\$322,125	\$300,000	
Year	\$228,000	\$233,500	\$234,700	\$274,000	\$333,500	14.9%

Sales

Year	114	107	143	151	174
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