

Beverly 2018 Housing Market By The Numbers

Single Family Homes (SFH)

After increasing by almost 25% over the three previous year, the median price of the SFHs sold in 2018 was virtually unchanged from 2017. Of note was the consistency of pricing throughout the year. Sales continued to decline from the 2016 peak.

<u>SFH</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$370,500	\$400,000	\$383,000	\$475,000	\$455,000	
Q2	\$385,950	\$404,000	\$455,000	\$475,250	\$478,750	
Q3	\$381,000	\$402,000	\$440,000	\$463,000	\$470,000	
Q4	\$368,000	\$404,000	\$439,000	\$470,000	\$471,500	
H1	\$382,000	\$402,000	\$438,250	\$475,000	\$472,500	
H2	\$378,000	\$403,000	\$440,000	\$464,575	\$470,000	
Year	\$380,000	\$403,500	\$439,500	\$470,000	\$471,250	0%

Sales

Year	329	345	363	320	301
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Condos

The median price of condos sold in recent years has been distorted by the 65 sales at Elliott Landing, with a median price over \$500,000, between Q4 2016 and Q3 2017. Since then the median price has mostly been in the \$280,000-290,000 range.

<u>Condos</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Change</u>
Q1	\$226,000	\$210,000	\$248,450	\$430,900	\$295,000	
Q2	\$225,000	\$234,900	\$242,750	\$332,488	\$267,112	
Q3	\$266,500	\$239,750	\$271,500	\$312,000	\$294,500	
Q4	\$224,000	\$233,000	\$359,000	\$292,500	\$286,000	
H1	\$225,000	\$234,000	\$242,750	\$365,000	\$279,950	
H2	\$247,000	\$234,750	\$322,125	\$300,000	\$290,000	
Year	\$233,500	\$234,700	\$274,000	\$333,500	\$286,000	-14%

Sales

Year	107	143	150	174	121
	*peak				
	year	2004	185		

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