

Essex County H1 2019 Housing Market Summary

Single Family Homes (SFH)

The median price of SFHs sold increased a modest 2.2% to a new high of \$465,000, while sales were in line with the numbers in recent years.

<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Change</u>
Q1	\$380,000	\$372,000	\$415,000	\$432,500	\$445,000	
Q2	\$386,000	\$421,000	\$444,000	\$466,500	\$479,900	
Q3	\$405,000	\$419,900	\$450,000	\$470,000		
Q4	\$389,000	\$407,500	\$436,000	\$442,500		
H1	\$385,000	\$400,000	\$430,000	\$455,000	\$465,000	2.2%
H2	\$397,000	\$414,000	\$445,000	\$460,000		
Year	\$390,000	\$409,000	\$440,000	\$457,000		
H1 Sales	2,413	2,753	2,698	2,652	2,702	

Condos

The median condo sales price increased 5.1% to \$310,000, as the price reached or exceeded \$300,000 for the fifth consecutive quarter. Sales eased slightly.

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Change</u>
Q1	\$250,000	\$247,000	\$280,500	\$282,000	\$305,000	
Q2	\$250,000	\$262,000	\$285,500	\$300,000	\$314,900	
Q3	\$260,500	\$266,000	\$292,000	\$301,750		
Q4	\$244,500	\$269,950	\$279,000	\$305,000		
H1	\$250,000	\$259,450	\$285,000	\$295,000	\$310,000	5.1%
H2	\$252,000	\$268,000	\$285,000	\$305,000		
Year	\$250,000	\$262,000	\$285,000	\$300,000		
H1 Sales	1,096	1,253	1,387	1,351	1,308	

NB Numbers in **bold** represent record levels

Andrew Oliver

Market Analyst | Team Harborside | teamharborside.com

Sagan Harborside Sotheby's International Realty

One Essex Street | Marblehead, MA 01945

m 617.834.8205

www.OliverReports.com

www.TeamHarborside.com

Andrew.Oliver@SothebysRealty.com