

## Swampscott Q1 2019 Housing Market By The Numbers


Q1 is always the slowest quarter of the year for sales, but in 2019 that was especially true in Swampscott. Sales of Single Family Homes (SFH) dropped from 22 to 14 and of Condos from 20 to 10. There were no condo sales at Avery included in either year.

With such a small sample, median prices are more of a guide to what actually sold than an indication of the overall market. The median SFH increased from \$520,000 to \$568,000, while the median condo price dropped slightly from \$340,000 to \$337,988.

<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Q1	\$455,000	\$470,000	\$527,000	\$520,000	<b>\$568,000</b>
Q2	\$437,500	\$535,000	\$574,000	<b>\$584,500</b>	
Q3	\$462,500	\$480,000	\$530,000	<b>\$605,000</b>	
Q4	\$513,000	\$505,000	\$530,000	<b>\$570,000</b>	
H1	\$445,000	\$491,500	\$554,950	<b>\$577,750</b>	
H2	\$463,000	\$480,000	\$530,000	<b>\$590,000</b>	
Year	\$460,000	\$488,000	\$530,000	<b>\$585,500</b>	
Q1 Sales	31	27	18	22	14

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Q1	\$255,000	\$268,050	\$245,000	<b>\$340,000</b>	\$337,988
Q2	\$240,000	\$254,900	\$315,000	<b>\$370,130</b>	
Q3	\$255,000	\$248,750	\$312,500	<b>\$354,000</b>	
Q4	\$245,000	\$307,500	\$270,750	<b>\$335,750</b>	
H1	\$242,000	\$254,900	\$295,750	<b>\$367,500</b>	
H2	\$250,000	\$259,000	\$295,000	<b>\$344,500</b>	
Year	\$244,950	\$255,000	\$295,000	<b>\$354,000</b>	
Q1 Sales	7	9	14	20	10

NB Numbers in **bold** represent record levels



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