

## Beverly Q3 2020 Housing Market Summary

### Single Family Homes (SFH)

The median price of Single Family Homes (SFH) sold in the first 9 months of 2020 (YTD Q3) increased 5.8% to \$550,000. Sales were in line with 2019 and the median Days to Offer (DTO) was just 7 days.

<u>SFH</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Change</u>
Q1	\$475,000	\$455,000	<b>\$525,000</b>	\$501,000	-4.6%
Q2	\$475,250	\$478,750	\$500,000	<b>\$550,000</b>	10.0%
Q3	\$463,000	\$470,000	\$525,000	<b>\$570,000</b>	8.6%
Q4	\$470,000	\$471,500	<b>\$475,000</b>		
YTD Q3	\$468,000	\$471,250	\$520,000	<b>\$550,000</b>	5.8%
Year	\$470,000	\$471,250	<b>\$515,000</b>		
YTD Sales	230	230	206	209	1.5%

### Condos

The median price of the condos sold YTD increased 5.0% to \$356,000 on flat sales. The median DTO was 10 days.

<u>Condos</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Change</u>
Q1	<b>\$430,900</b>	\$295,000	\$372,450	\$365,000	-2.0%
Q2	\$332,488	\$267,112	\$325,000	<b>\$417,000</b>	28.3%
Q3	\$312,000	\$294,500	\$327,450	<b>\$349,000</b>	6.6%
Q4	\$292,500	\$286,000	\$306,000		
YTD Q3	\$340,000	\$287,000	\$339,000	\$356,000	5.0%
Year	<b>\$333,500</b>	\$286,000	\$325,000		
YTD Sales	143	85	108	106	-1.9%

Or a more detailed report go to <https://teamharborside.com/beverly-report/>

*NB Numbers in **bold** represent record levels. Sources: MLSPIN, OliverReports.com*

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