

Swampscott Q3 2020 Housing Market Summary

Single Family Homes (SFH)

The median price of the SFHs sold in the first 9 months of 2020 increased 4.1%, breaking \$600,000 for the first time. Sales were steady, while 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	\$527,000	\$520,000	\$568,000	\$567,500	-0.1%
Q2	\$574,000	\$584,500	\$598,000	\$630,000	5.4%
Q3	\$530,000	\$605,000	\$627,500	\$626,000	-0.2%
Q4	\$530,000	\$570,000	\$570,000		
YTD Q3	\$530,000	\$590,000	\$595,000	\$619,500	4.1%
Year	\$530,000	\$585,500	\$590,000		
YTD Sales	106	118	105	103	-1.9%

Condos

The sale of 11 units at the new Fisherman's Watch - from \$680,000 to \$1.25 million - boosted the median price in 2020.

<u>Condos</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Change</u>
Q1	\$245,000	\$340,000	\$337,988	\$515,000	52.4%
Q2	\$315,000	\$370,130	\$370,000	\$400,000	8.1%
Q3	\$312,500	\$354,000	\$338,500	\$386,000	14.0%
Q4	\$270,750	\$335,750	\$346,500		
YTD Q3	\$300,750	\$359,000	\$345,000	\$431,500	25.1%
Year	\$295,000	\$354,000	\$345,000		
YTD Sales	59	75	53	48	-9.4%

For a more detailed report go to <https://teamharborside.com/swampscott-report/>

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

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