

# Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Topsfield

### Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	13	+ 1,200.0%	76	95	+ 25.0%
Closed Sales	5	8	+ 60.0%	79	80	+ 1.3%
Median Sales Price*	\$575,000	<b>\$742,500</b>	+ 29.1%	\$603,000	<b>\$617,500</b>	+ 2.4%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	3.2	1.7	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	57	77	+ 35.1%	62	67	+ 8.1%
Percent of Original List Price Received*	93.2%	<b>93.4%</b>	+ 0.2%	97.4%	<b>95.9%</b>	- 1.5%
New Listings	2	7	+ 250.0%	113	106	- 6.2%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

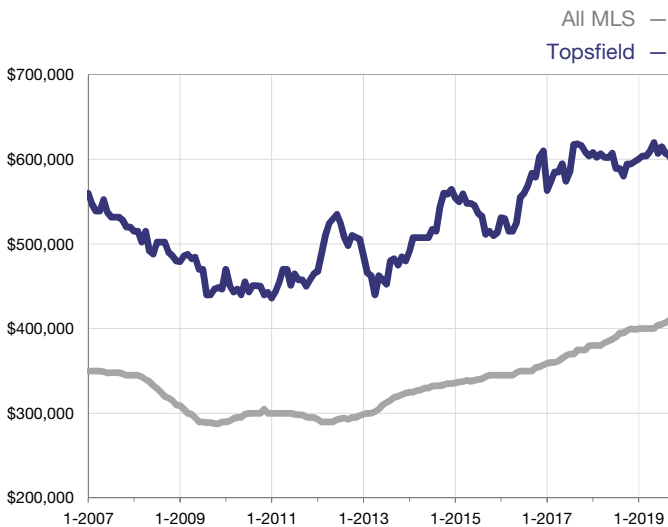
### Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	8	9	+ 12.5%
Closed Sales	0	0	--	6	10	+ 66.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$525,714	<b>\$792,500</b>	+ 50.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	4.2	2.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	71	107	+ 50.7%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	101.2%	<b>99.2%</b>	- 2.0%
New Listings	2	0	- 100.0%	12	10	- 16.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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