

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	13	+ 44.4%	71	50	- 29.6%
Closed Sales	18	7	- 61.1%	61	37	- 39.3%
Median Sales Price*	\$615,000	\$745,000	+ 21.1%	\$615,000	\$650,000	+ 5.7%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	69	55	- 20.3%	64	39	- 39.1%
Percent of Original List Price Received*	94.0%	101.5%	+ 8.0%	96.0%	99.7%	+ 3.9%
New Listings	6	12	+ 100.0%	79	57	- 27.8%

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

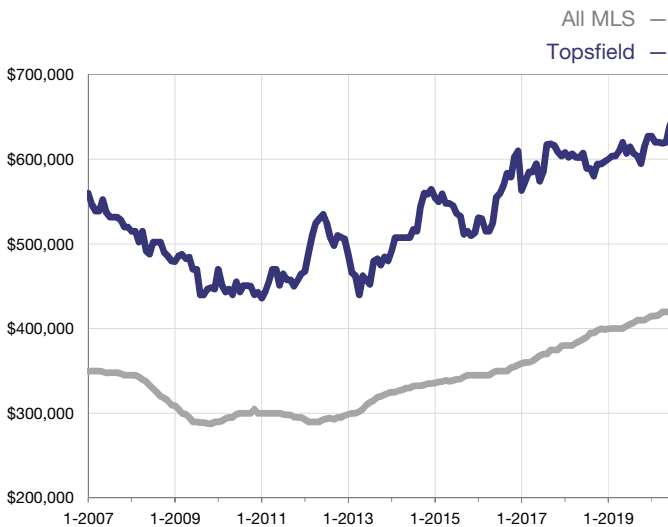
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	3	+ 200.0%	6	7	+ 16.7%
Closed Sales	1	1	0.0%	8	5	- 37.5%
Median Sales Price*	\$915,000	\$925,000	+ 1.1%	\$792,500	\$699,900	- 11.7%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	5.4	3.1	- 42.6%	--	--	--
Cumulative Days on Market Until Sale	78	71	- 9.0%	128	67	- 47.7%
Percent of Original List Price Received*	96.4%	97.4%	+ 1.0%	98.8%	98.4%	- 0.4%
New Listings	2	2	0.0%	8	9	+ 12.5%

* 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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