

Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	4	- 20.0%	78	79	+ 1.3%
Closed Sales	2	7	+ 250.0%	76	78	+ 2.6%
Median Sales Price*	\$558,000	\$540,000	- 3.2%	\$513,125	\$603,000	+ 17.5%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	3.9	2.0	- 48.7%	--	--	--
Cumulative Days on Market Until Sale	74	31	- 58.1%	98	82	- 16.3%
Percent of Original List Price Received*	94.8%	98.3%	+ 3.7%	95.7%	97.6%	+ 2.0%
New Listings	3	4	+ 33.3%	113	104	- 8.0%

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

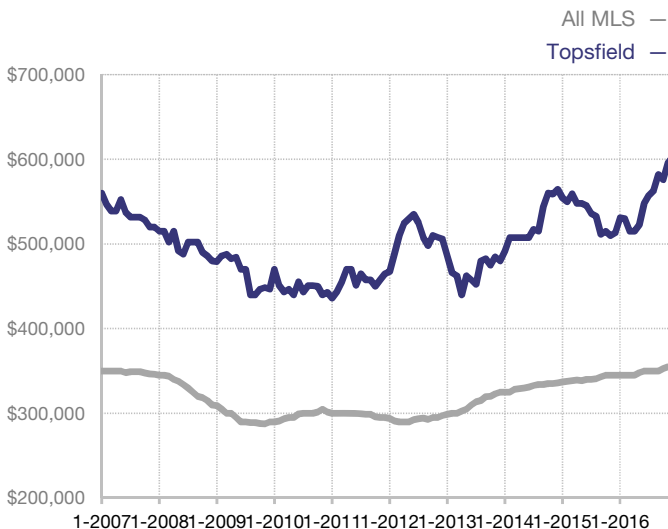
Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	0	--	6	9	+ 50.0%
Closed Sales	0	0	--	8	9	+ 12.5%
Median Sales Price*	\$0	\$0	--	\$647,500	\$509,000	- 21.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	147	119	- 19.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.3%	94.9%	- 5.4%
New Listings	0	1	--	7	9	+ 28.6%

* 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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