

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	13	7	- 46.2%	60	61	+ 1.7%
Closed Sales	10	13	+ 30.0%	47	58	+ 23.4%
Median Sales Price*	\$667,500	\$725,000	+ 8.6%	\$610,000	\$587,000	- 3.8%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	3.7	3.0	- 18.9%	--	--	--
Cumulative Days on Market Until Sale	86	31	- 64.0%	89	58	- 34.8%
Percent of Original List Price Received*	95.1%	99.1%	+ 4.2%	94.5%	98.4%	+ 4.1%
New Listings	12	9	- 25.0%	81	92	+ 13.6%

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

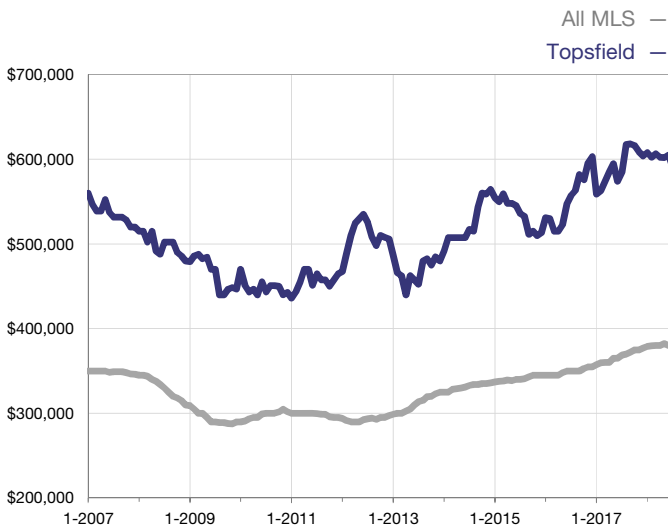
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	1	0.0%	6	6	0.0%
Closed Sales	1	2	+ 100.0%	5	5	0.0%
Median Sales Price*	\$745,000	\$555,000	- 25.5%	\$737,500	\$425,000	- 42.4%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.7	3.0	+ 328.6%	--	--	--
Cumulative Days on Market Until Sale	81	23	- 71.6%	80	38	- 52.5%
Percent of Original List Price Received*	96.8%	102.6%	+ 6.0%	97.9%	101.1%	+ 3.3%
New Listings	1	1	0.0%	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



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.