

Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	7	- 30.0%	70	78	+ 11.4%
Closed Sales	5	8	+ 60.0%	63	69	+ 9.5%
Median Sales Price*	\$700,000	\$564,500	- 19.4%	\$589,000	\$607,000	+ 3.1%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	3.7	2.0	- 45.9%	--	--	--
Cumulative Days on Market Until Sale	113	79	- 30.1%	63	66	+ 4.8%
Percent of Original List Price Received*	90.3%	96.8%	+ 7.2%	97.7%	96.1%	- 1.6%
New Listings	13	10	- 23.1%	105	89	- 15.2%

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

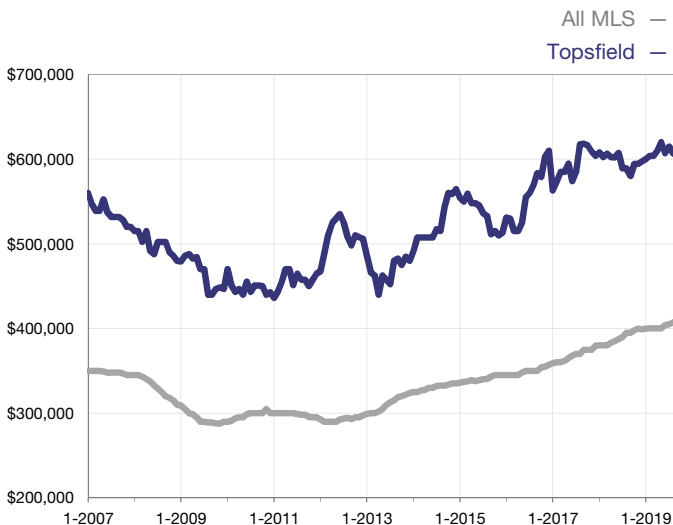
Condominium Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	1	0.0%	7	7	0.0%
Closed Sales	0	0	--	5	8	+ 60.0%
Median Sales Price*	\$0	\$0	--	\$425,000	\$792,500	+ 86.5%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	4.7	+ 104.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	38	128	+ 236.8%
Percent of Original List Price Received*	0.0%	0.0%	--	101.1%	98.8%	- 2.3%
New Listings	0	1	--	9	9	0.0%

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

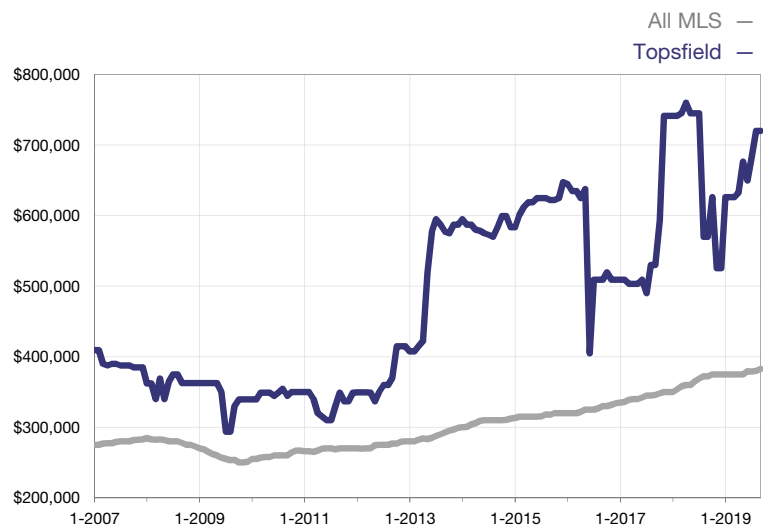
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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