

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	7	+ 133.3%	12	11	- 8.3%
Closed Sales	2	4	+ 100.0%	10	9	- 10.0%
Median Sales Price*	\$619,950	\$1,057,500	+ 70.6%	\$552,500	\$982,500	+ 77.8%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	38	247	+ 550.0%	52	170	+ 226.9%
Percent of Original List Price Received*	96.7%	92.2%	- 4.7%	95.3%	95.3%	0.0%
New Listings	4	6	+ 50.0%	13	10	- 23.1%

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

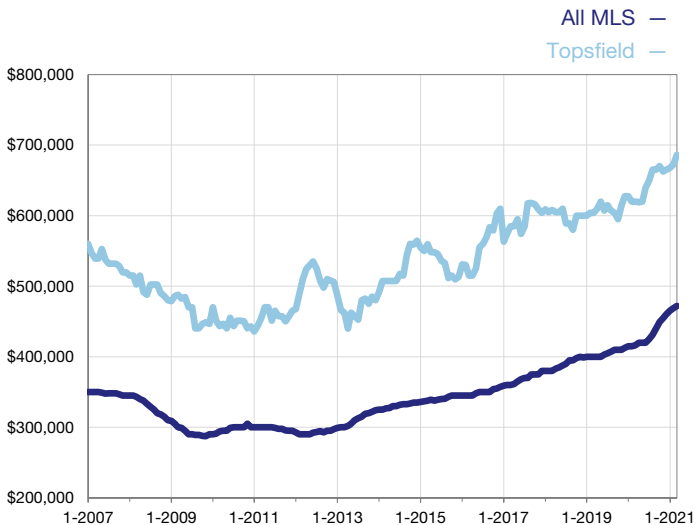
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	0	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$0	--	\$735,000	\$888,905	+ 20.9%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	21	126	+ 500.0%
Percent of Original List Price Received*	0.0%	0.0%	--	99.3%	95.5%	- 3.8%
New Listings	1	0	- 100.0%	3	1	- 66.7%

* 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

