

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	13	15	+ 15.4%
Closed Sales	3	3	0.0%	13	12	- 7.7%
Median Sales Price*	\$599,900	\$676,000	+ 12.7%	\$555,000	\$810,000	+ 45.9%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	20	21	+ 5.0%	45	133	+ 195.6%
Percent of Original List Price Received*	99.9%	104.6%	+ 4.7%	96.4%	97.6%	+ 1.2%
New Listings	3	6	+ 100.0%	16	16	0.0%

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

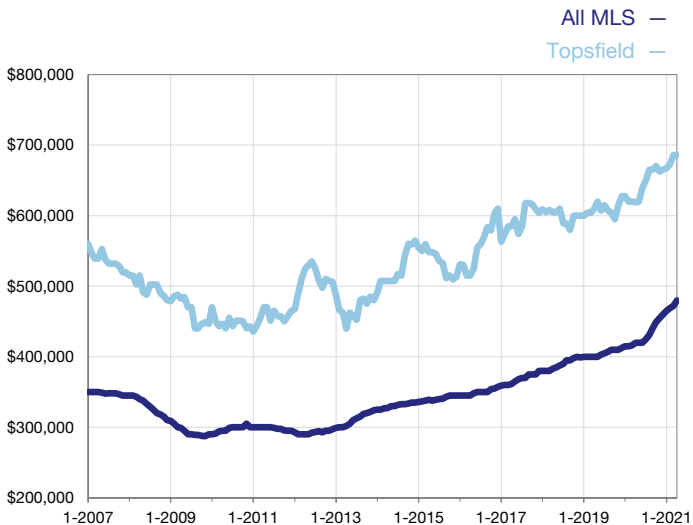
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	3	1	- 66.7%
Closed Sales	3	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$377,500	\$0	- 100.0%	\$538,700	\$888,905	+ 65.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	81	0	- 100.0%	66	126	+ 90.9%
Percent of Original List Price Received*	98.5%	0.0%	- 100.0%	98.7%	95.5%	- 3.2%
New Listings	1	1	0.0%	4	2	- 50.0%

* 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

