

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	7	+ 75.0%	17	21	+ 23.5%
Closed Sales	5	6	+ 20.0%	18	18	0.0%
Median Sales Price*	\$680,000	\$831,791	+ 22.3%	\$624,950	\$817,500	+ 30.8%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	52	16	- 69.2%	47	94	+ 100.0%
Percent of Original List Price Received*	99.5%	107.3%	+ 7.8%	97.2%	100.9%	+ 3.8%
New Listings	10	9	- 10.0%	26	25	- 3.8%

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

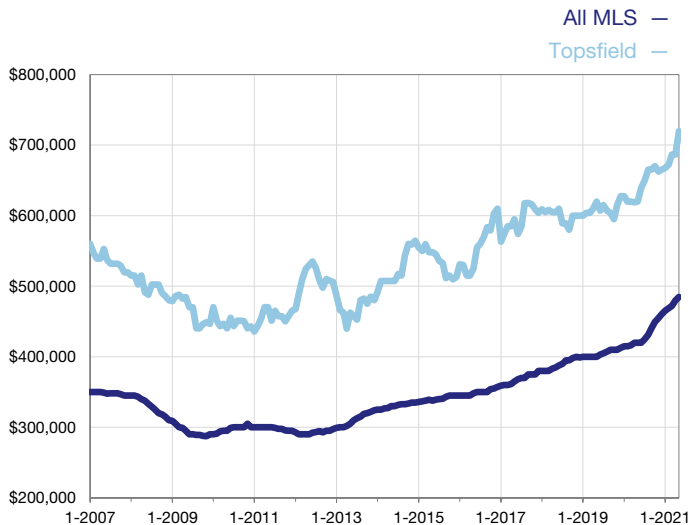
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	3	2	- 33.3%
Closed Sales	0	1	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$843,230	--	\$538,700	\$867,809	+ 61.1%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	77	--	66	114	+ 72.7%
Percent of Original List Price Received*	0.0%	100.9%	--	98.7%	96.6%	- 2.1%
New Listings	1	1	0.0%	5	3	- 40.0%

* 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

