

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	80	57	- 28.8%
Closed Sales	8	3	- 62.5%	78	64	- 17.9%
Median Sales Price*	\$760,500	\$565,000	- 25.7%	\$787,500	\$805,000	+ 2.2%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	34	28	- 17.6%	40	28	- 30.0%
Percent of Original List Price Received*	101.9%	97.3%	- 4.5%	102.5%	102.5%	0.0%
New Listings	3	1	- 66.7%	92	68	- 26.1%

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

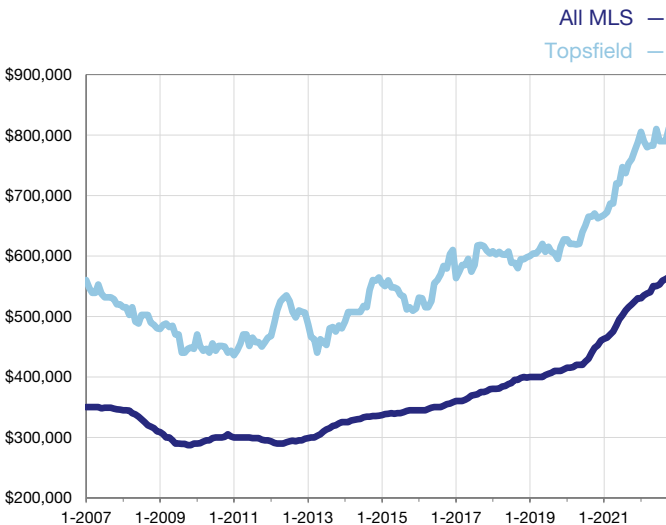
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	8	5	- 37.5%
Closed Sales	0	1	--	11	5	- 54.5%
Median Sales Price*	\$0	\$755,000	--	\$854,000	\$847,500	- 0.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	49	--	70	55	- 21.4%
Percent of Original List Price Received*	0.0%	94.5%	--	99.2%	98.0%	- 1.2%
New Listings	0	0	--	11	5	- 54.5%

* 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

