

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Topsfield

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	7	1	- 85.7%	7	1	- 85.7%
Median Sales Price*	\$850,000	<b>\$856,000</b>	+ 0.7%	\$850,000	<b>\$856,000</b>	+ 0.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.7</b>	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	23	<b>33</b>	+ 43.5%	23	<b>33</b>	+ 43.5%
Percent of Original List Price Received*	98.4%	<b>96.3%</b>	- 2.1%	98.4%	<b>96.3%</b>	- 2.1%
New Listings	4	2	- 50.0%	4	2	- 50.0%

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

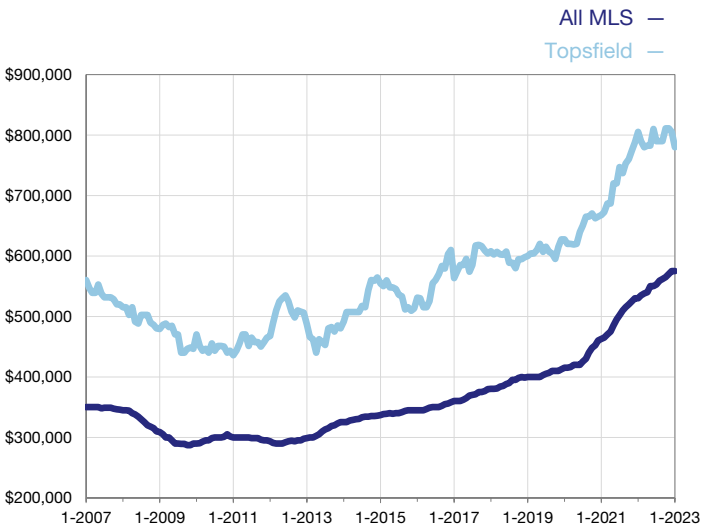
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$860,000	<b>\$845,000</b>	- 1.7%	\$860,000	<b>\$845,000</b>	- 1.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	106	<b>21</b>	- 80.2%	106	<b>21</b>	- 80.2%
Percent of Original List Price Received*	96.7%	<b>99.4%</b>	+ 2.8%	96.7%	<b>99.4%</b>	+ 2.8%
New Listings	0	1	--	0	1	--

\* 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

