

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	3	- 62.5%	78	56	- 28.2%
Closed Sales	9	4	- 55.6%	70	61	- 12.9%
Median Sales Price*	\$800,000	\$850,000	+ 6.3%	\$787,500	\$811,500	+ 3.0%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	25	47	+ 88.0%	40	28	- 30.0%
Percent of Original List Price Received*	103.0%	97.2%	- 5.6%	102.6%	102.8%	+ 0.2%
New Listings	4	6	+ 50.0%	89	67	- 24.7%

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

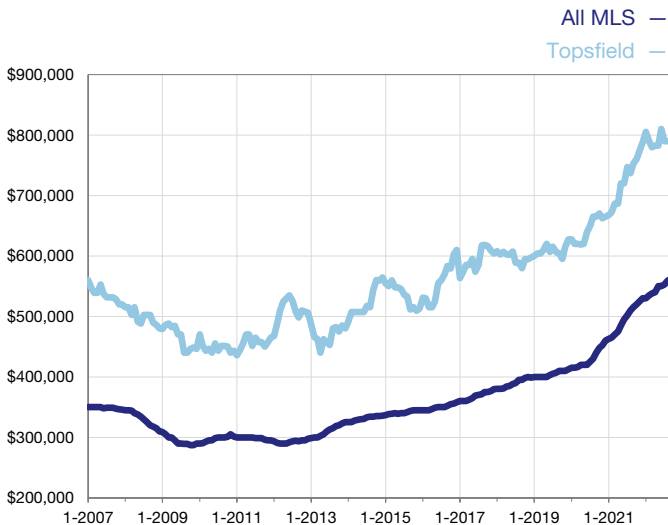
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	8	4	- 50.0%
Closed Sales	0	1	--	11	4	- 63.6%
Median Sales Price*	\$0	\$864,900	--	\$854,000	\$853,750	- 0.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	43	--	70	56	- 20.0%
Percent of Original List Price Received*	0.0%	100.0%	--	99.2%	98.8%	- 0.4%
New Listings	0	1	--	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

