

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	7	5	- 28.6%
Closed Sales	5	1	- 80.0%	12	2	- 83.3%
Median Sales Price*	\$720,000	\$994,900	+ 38.2%	\$831,744	\$925,450	+ 11.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	27	44	+ 63.0%	25	39	+ 56.0%
Percent of Original List Price Received*	107.2%	100.5%	- 6.3%	102.1%	98.4%	- 3.6%
New Listings	4	1	- 75.0%	8	3	- 62.5%

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

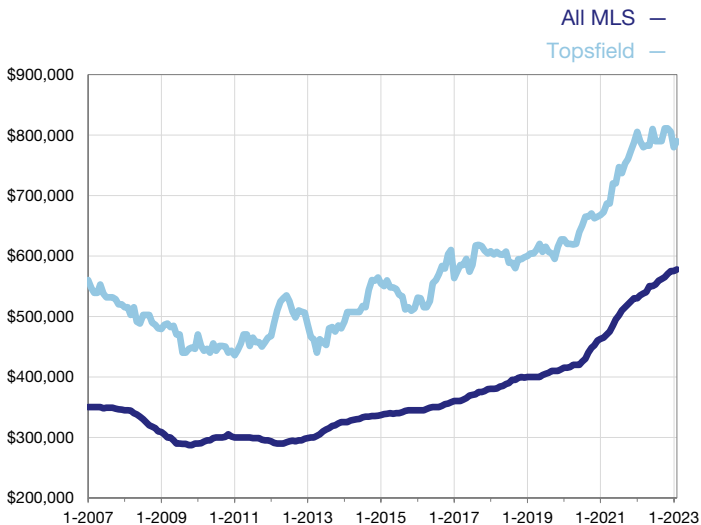
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$399,000	--	\$860,000	\$622,000	- 27.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	106	21	- 80.2%
Percent of Original List Price Received*	0.0%	100.0%	--	96.7%	99.7%	+ 3.1%
New Listings	0	4	--	0	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

