

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	11	8	- 27.3%
Closed Sales	2	3	+ 50.0%	14	5	- 64.3%
Median Sales Price*	\$363,250	\$880,000	+ 142.3%	\$799,244	\$880,000	+ 10.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	40	54	+ 35.0%	27	48	+ 77.8%
Percent of Original List Price Received*	96.3%	97.8%	+ 1.6%	101.2%	98.1%	- 3.1%
New Listings	6	7	+ 16.7%	14	10	- 28.6%

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

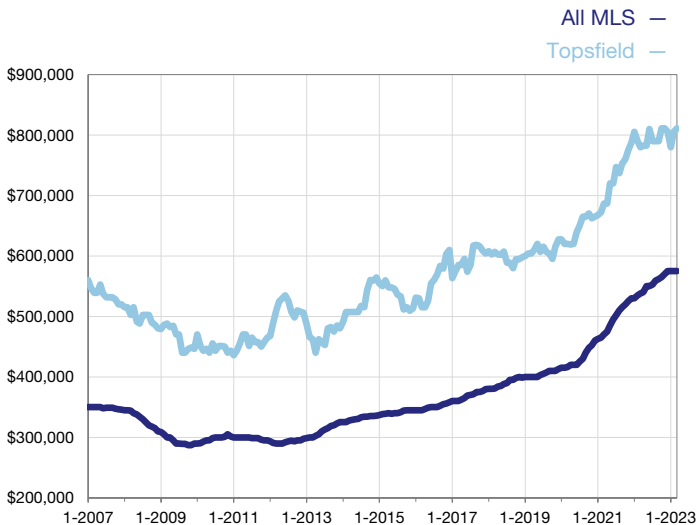
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$500,000	--	\$860,000	\$500,000	- 41.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	3.0	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	106	18	- 83.0%
Percent of Original List Price Received*	0.0%	100.0%	--	96.7%	99.8%	+ 3.2%
New Listings	0	1	--	0	6	--

* 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

