

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	16	13	- 18.8%
Closed Sales	4	2	- 50.0%	18	7	- 61.1%
Median Sales Price*	\$778,250	\$786,000	+ 1.0%	\$795,750	\$856,000	+ 7.6%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	13	18	+ 38.5%	24	39	+ 62.5%
Percent of Original List Price Received*	117.5%	101.7%	- 13.4%	104.8%	99.1%	- 5.4%
New Listings	9	4	- 55.6%	23	14	- 39.1%

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

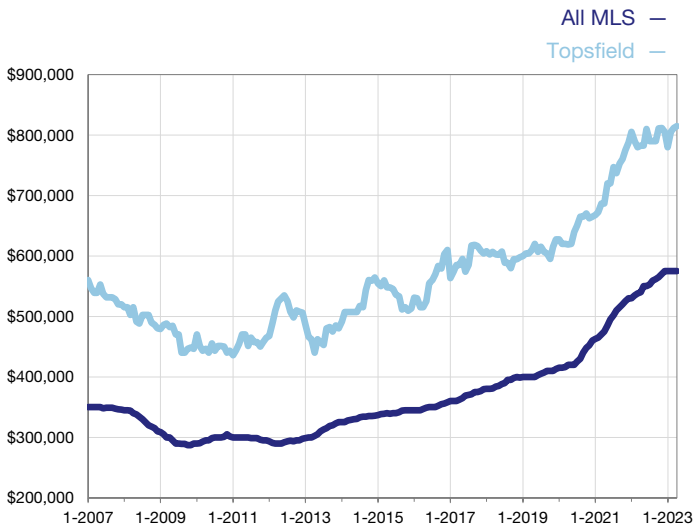
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	0	4	--
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$860,000	\$500,000	- 41.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	106	18	- 83.0%
Percent of Original List Price Received*	0.0%	0.0%	--	96.7%	99.8%	+ 3.2%
New Listings	1	1	0.0%	1	7	+ 600.0%

* 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

