

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	22	24	+ 9.1%
Closed Sales	4	4	0.0%	22	11	- 50.0%
Median Sales Price*	\$845,000	\$940,000	+ 11.2%	\$810,750	\$880,000	+ 8.5%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	23	31	+ 34.8%
Percent of Original List Price Received*	113.7%	112.8%	- 0.8%	106.5%	104.1%	- 2.3%
New Listings	4	16	+ 300.0%	26	30	+ 15.4%

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

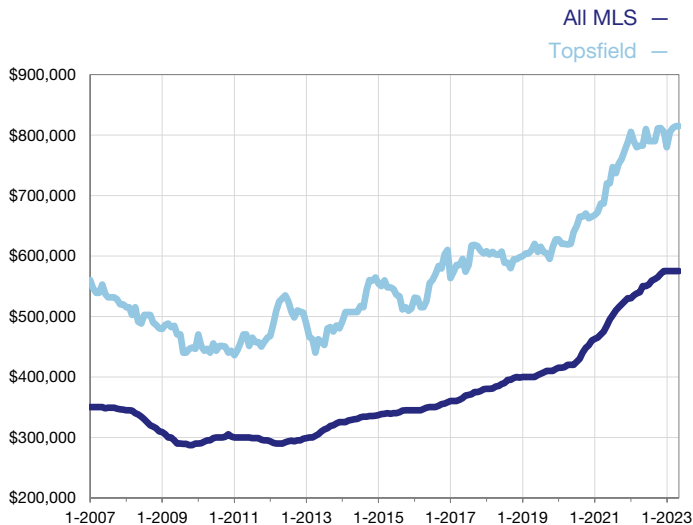
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	5	--
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$575,000	--	\$860,000	\$537,500	- 37.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	106	17	- 84.0%
Percent of Original List Price Received*	0.0%	104.6%	--	96.7%	101.0%	+ 4.4%
New Listings	0	1	--	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

