

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Topsfield

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	25	31	+ 24.0%
Closed Sales	6	11	+ 83.3%	28	22	- 21.4%
Median Sales Price*	\$1,021,000	<b>\$930,134</b>	- 8.9%	\$816,744	<b>\$900,000</b>	+ 10.2%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	24	15	- 37.5%	23	23	0.0%
Percent of Original List Price Received*	106.9%	<b>107.5%</b>	+ 0.6%	106.5%	<b>105.8%</b>	- 0.7%
New Listings	11	9	- 18.2%	37	38	+ 2.7%

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

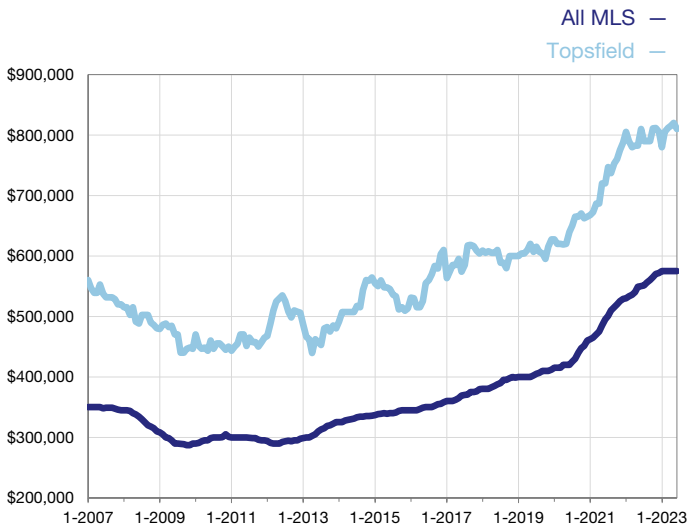
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	6	+ 500.0%
Closed Sales	0	1	--	1	5	+ 400.0%
Median Sales Price*	\$0	<b>\$531,000</b>	--	\$860,000	<b>\$531,000</b>	- 38.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	13	--	106	16	- 84.9%
Percent of Original List Price Received*	0.0%	<b>106.4%</b>	--	96.7%	<b>102.1%</b>	+ 5.6%
New Listings	0	2	--	1	9	+ 800.0%

\* 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

