

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	31	38	+ 22.6%
Closed Sales	4	7	+ 75.0%	32	29	- 9.4%
Median Sales Price*	\$754,000	\$845,000	+ 12.1%	\$813,250	\$870,000	+ 7.0%
Inventory of Homes for Sale	20	4	- 80.0%	--	--	--
Months Supply of Inventory	3.2	0.8	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	23	22	- 4.3%
Percent of Original List Price Received*	105.9%	105.1%	- 0.8%	106.5%	105.6%	- 0.8%
New Listings	14	2	- 85.7%	51	40	- 21.6%

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

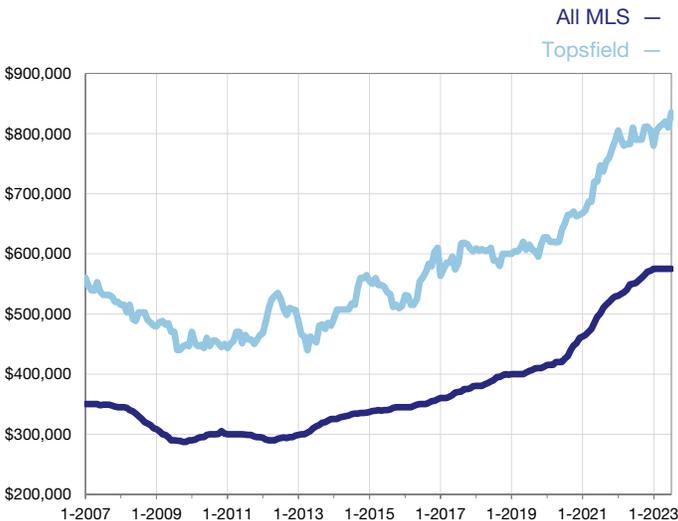
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	6	+ 500.0%
Closed Sales	0	2	--	1	7	+ 600.0%
Median Sales Price*	\$0	\$442,500	--	\$860,000	\$500,000	- 41.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	0	61	--	106	29	- 72.6%
Percent of Original List Price Received*	0.0%	94.4%	--	96.7%	99.9%	+ 3.3%
New Listings	0	0	--	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

