

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	0	- 100.0%	46	38	- 17.4%
Closed Sales	9	7	- 22.2%	41	36	- 12.2%
Median Sales Price*	\$749,000	\$855,000	+ 14.2%	\$810,000	\$863,000	+ 6.5%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	24	23	- 4.2%
Percent of Original List Price Received*	102.1%	96.4%	- 5.6%	105.5%	103.8%	- 1.6%
New Listings	6	3	- 50.0%	57	43	- 24.6%

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

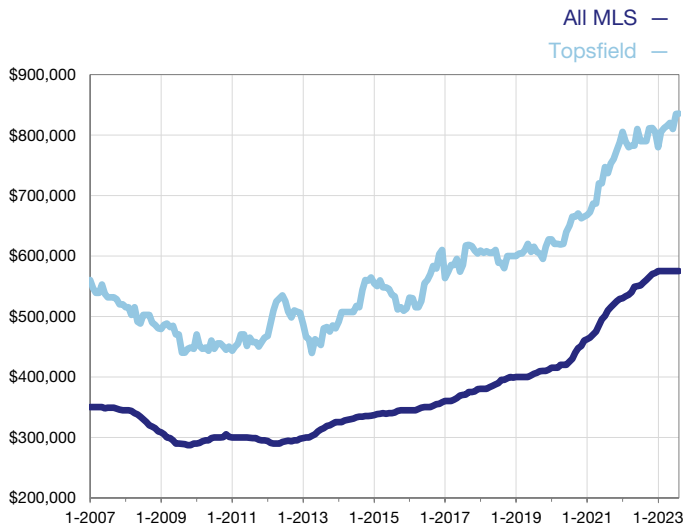
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	2	9	+ 350.0%
Closed Sales	0	1	--	1	8	+ 700.0%
Median Sales Price*	\$0	\$625,000	--	\$860,000	\$515,500	- 40.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	106	28	- 73.6%
Percent of Original List Price Received*	0.0%	119.0%	--	96.7%	102.3%	+ 5.8%
New Listings	2	3	+ 50.0%	3	12	+ 300.0%

* 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

