

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	52	39	- 25.0%
Closed Sales	10	2	- 80.0%	51	38	- 25.5%
Median Sales Price*	\$777,500	\$1,312,500	+ 68.8%	\$810,000	\$875,000	+ 8.0%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	28	39	+ 39.3%	25	24	- 4.0%
Percent of Original List Price Received*	97.9%	97.3%	- 0.6%	104.0%	103.5%	- 0.5%
New Listings	1	3	+ 200.0%	58	46	- 20.7%

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

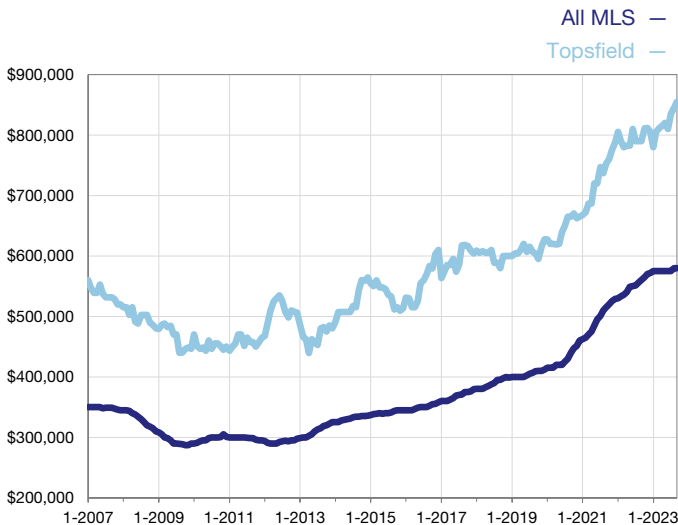
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	3	11	+ 266.7%
Closed Sales	1	2	+ 100.0%	2	10	+ 400.0%
Median Sales Price*	\$847,500	\$746,250	- 11.9%	\$853,750	\$553,000	- 35.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	65	45	- 30.8%	86	31	- 64.0%
Percent of Original List Price Received*	98.7%	90.1%	- 8.7%	97.7%	99.9%	+ 2.3%
New Listings	1	2	+ 100.0%	4	14	+ 250.0%

* 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

