

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	53	45	- 15.1%
Closed Sales	6	2	- 66.7%	57	40	- 29.8%
Median Sales Price*	\$827,809	\$862,500	+ 4.2%	\$811,500	\$875,000	+ 7.8%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	45	21	- 53.3%	27	24	- 11.1%
Percent of Original List Price Received*	96.2%	109.1%	+ 13.4%	103.2%	103.8%	+ 0.6%
New Listings	2	7	+ 250.0%	60	53	- 11.7%

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

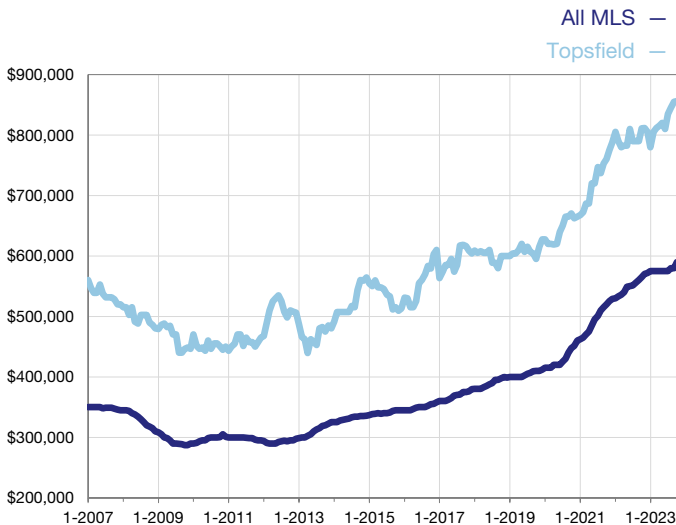
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	12	+ 300.0%
Closed Sales	1	0	- 100.0%	3	10	+ 233.3%
Median Sales Price*	\$395,000	\$0	- 100.0%	\$847,500	\$553,000	- 34.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	61	31	- 49.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.5%	99.9%	+ 1.4%
New Listings	0	1	--	4	16	+ 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

