

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 4 | + 33.3% | 56 | 48 | - 14.3% |
| Closed Sales | 4 | 6 | + 50.0% | 61 | 46 | - 24.6% |
| Median Sales Price* | \$850,000 | \$837,750 | - 1.4% | \$811,500 | \$863,000 | + 6.3% |
| Inventory of Homes for Sale | 8 | 12 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 2.7 | + 58.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 47 | 48 | + 2.1% | 28 | 27 | - 3.6% |
| Percent of Original List Price Received* | 97.2% | 101.9% | + 4.8% | 102.8% | 103.5% | + 0.7% |
| New Listings | 6 | 7 | + 16.7% | 66 | 60 | - 9.1% |

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

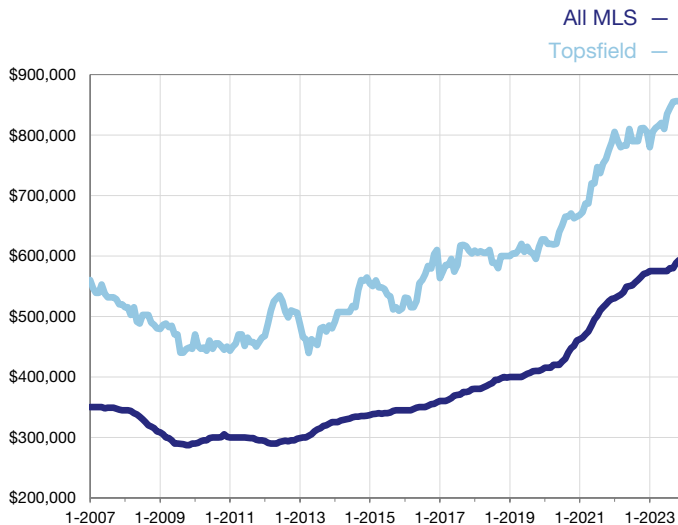
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 1 | 0.0% | 4 | 12 | + 200.0% |
| Closed Sales | 1 | 1 | 0.0% | 4 | 11 | + 175.0% |
| Median Sales Price* | \$864,900 | \$888,370 | + 2.7% | \$853,750 | \$575,000 | - 32.7% |
| Inventory of Homes for Sale | 1 | 5 | + 400.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 3.5 | + 250.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 43 | 3 | - 93.0% | 56 | 29 | - 48.2% |
| Percent of Original List Price Received* | 100.0% | 98.7% | - 1.3% | 98.8% | 99.8% | + 1.0% |
| New Listings | 1 | 2 | + 100.0% | 5 | 19 | + 280.0% |

* 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

