

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	57	52	- 8.8%
Closed Sales	3	2	- 33.3%	64	48	- 25.0%
Median Sales Price*	\$565,000	\$1,062,502	+ 88.1%	\$805,000	\$872,500	+ 8.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	28	27	- 3.6%
Percent of Original List Price Received*	97.3%	106.4%	+ 9.4%	102.5%	103.6%	+ 1.1%
New Listings	1	0	- 100.0%	67	59	- 11.9%

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

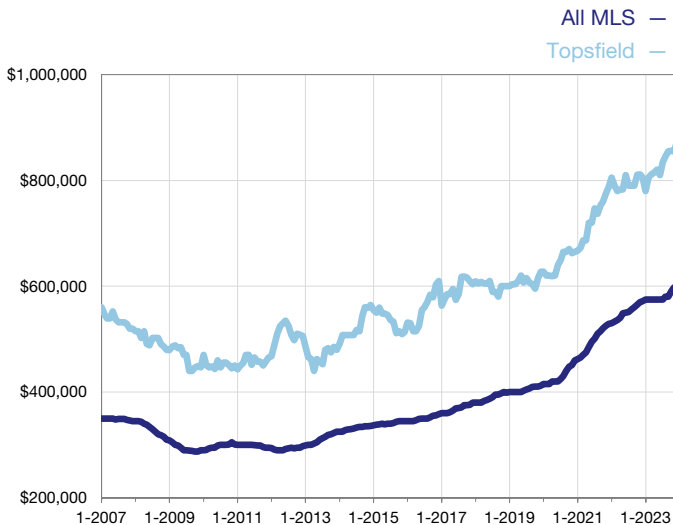
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	5	13	+ 160.0%
Closed Sales	1	2	+ 100.0%	5	13	+ 160.0%
Median Sales Price*	\$755,000	\$436,500	- 42.2%	\$847,500	\$531,000	- 37.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	49	67	+ 36.7%	55	34	- 38.2%
Percent of Original List Price Received*	94.5%	94.9%	+ 0.4%	98.0%	99.0%	+ 1.0%
New Listings	0	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

