

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Topsfield

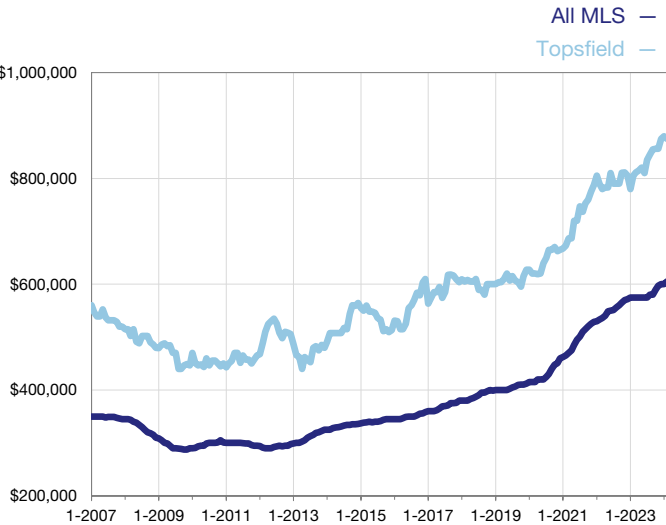
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	5	5	0.0%
Closed Sales	1	2	+ 100.0%	2	7	+ 250.0%
Median Sales Price*	\$994,900	\$1,066,250	+ 7.2%	\$925,450	\$925,000	- 0.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	44	123	+ 179.5%	39	58	+ 48.7%
Percent of Original List Price Received*	100.5%	94.6%	- 5.9%	98.4%	99.0%	+ 0.6%
New Listings	1	5	+ 400.0%	3	5	+ 66.7%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$399,000	\$0	- 100.0%	\$622,000	\$0	- 100.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	21	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	99.7%	0.0%	- 100.0%
New Listings	3	3	0.0%	4	3	- 25.0%

\* 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

