

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

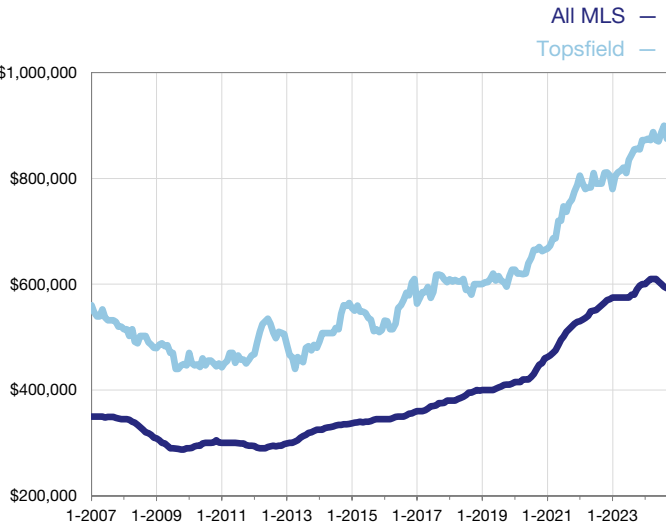
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	39	33	- 15.4%
Closed Sales	2	3	+ 50.0%	38	34	- 10.5%
Median Sales Price*	\$1,312,500	\$845,000	- 35.6%	\$875,000	\$912,500	+ 4.3%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	2.0	3.7	+ 85.0%	--	--	--
Cumulative Days on Market Until Sale	39	46	+ 17.9%	24	44	+ 83.3%
Percent of Original List Price Received*	97.3%	108.2%	+ 11.2%	103.5%	101.0%	- 2.4%
New Listings	3	9	+ 200.0%	46	52	+ 13.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	10	9	- 10.0%
Closed Sales	2	2	0.0%	10	9	- 10.0%
Median Sales Price*	\$746,250	\$650,250	- 12.9%	\$553,000	\$860,000	+ 55.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	45	39	- 13.3%	31	48	+ 54.8%
Percent of Original List Price Received*	90.1%	100.1%	+ 11.1%	99.9%	100.3%	+ 0.4%
New Listings	2	2	0.0%	14	12	- 14.3%

* 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

