

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

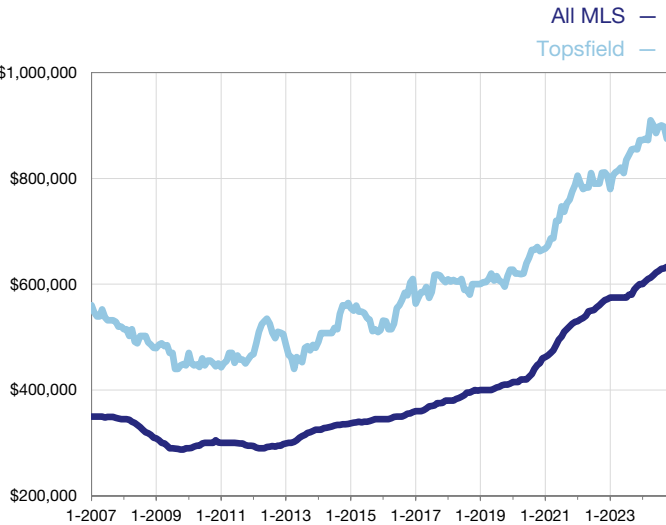
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	44	43	- 2.3%
Closed Sales	2	6	+ 200.0%	40	40	0.0%
Median Sales Price*	\$862,500	\$802,000	- 7.0%	\$875,000	\$885,450	+ 1.2%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	21	35	+ 66.7%	24	42	+ 75.0%
Percent of Original List Price Received*	109.1%	99.7%	- 8.6%	103.8%	100.8%	- 2.9%
New Listings	7	5	- 28.6%	53	56	+ 5.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	10	11	+ 10.0%
Closed Sales	0	0	--	10	9	- 10.0%
Median Sales Price*	\$0	\$0	--	\$553,000	\$860,000	+ 55.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	4.0	1.1	- 72.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	31	48	+ 54.8%
Percent of Original List Price Received*	0.0%	0.0%	--	99.9%	100.3%	+ 0.4%
New Listings	2	1	- 50.0%	16	13	- 18.8%

* 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

