

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Topsfield

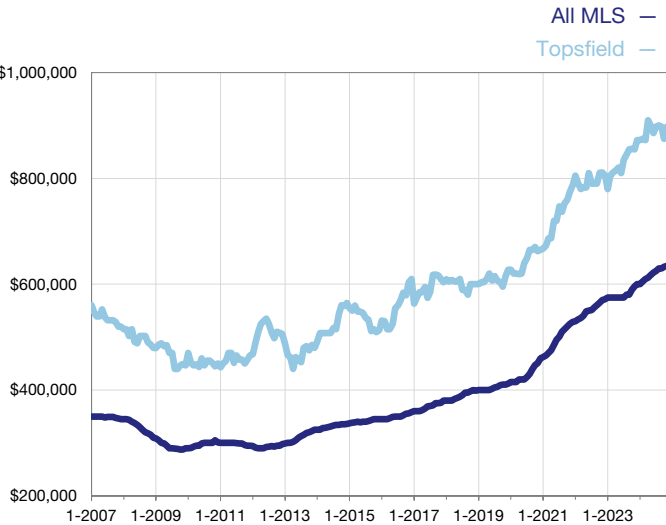
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	48	44	- 8.3%
Closed Sales	6	7	+ 16.7%	46	47	+ 2.2%
Median Sales Price*	\$837,750	\$1,500,000	+ 79.1%	\$863,000	\$925,000	+ 7.2%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	48	43	- 10.4%	27	43	+ 59.3%
Percent of Original List Price Received*	101.9%	102.6%	+ 0.7%	103.5%	101.1%	- 2.3%
New Listings	6	4	- 33.3%	59	60	+ 1.7%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	10	11	+ 10.0%
Closed Sales	1	1	0.0%	11	10	- 9.1%
Median Sales Price*	\$888,370	\$606,000	- 31.8%	\$575,000	\$820,000	+ 42.6%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.8	1.1	- 71.1%	--	--	--
Cumulative Days on Market Until Sale	3	20	+ 566.7%	29	45	+ 55.2%
Percent of Original List Price Received*	98.7%	91.8%	- 7.0%	99.8%	99.5%	- 0.3%
New Listings	2	0	- 100.0%	18	13	- 27.8%

\* 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

