

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

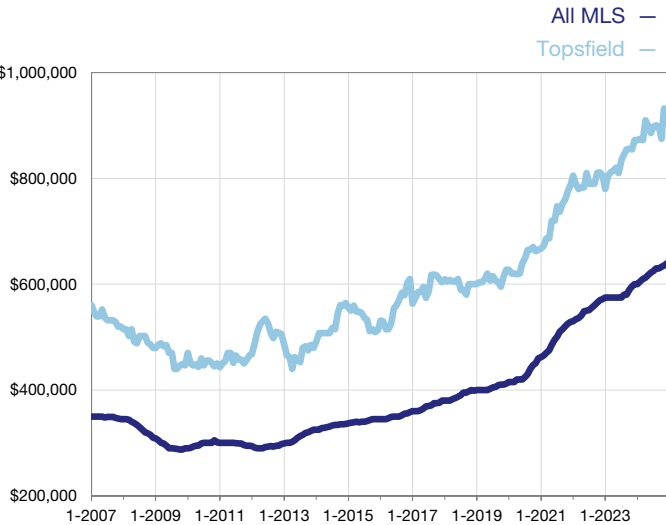
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	52	49	- 5.8%
Closed Sales	2	3	+ 50.0%	48	50	+ 4.2%
Median Sales Price*	\$1,062,502	\$815,000	- 23.3%	\$872,500	\$912,500	+ 4.6%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	19	85	+ 347.4%	27	45	+ 66.7%
Percent of Original List Price Received*	106.4%	94.3%	- 11.4%	103.6%	100.7%	- 2.8%
New Listings	0	5	--	59	65	+ 10.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	12	13	+ 8.3%
Closed Sales	2	1	- 50.0%	13	11	- 15.4%
Median Sales Price*	\$436,500	\$350,000	- 19.8%	\$531,000	\$780,000	+ 46.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	67	14	- 79.1%	34	42	+ 23.5%
Percent of Original List Price Received*	94.9%	100.0%	+ 5.4%	99.0%	99.5%	+ 0.5%
New Listings	0	1	--	18	14	- 22.2%

* 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

