

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

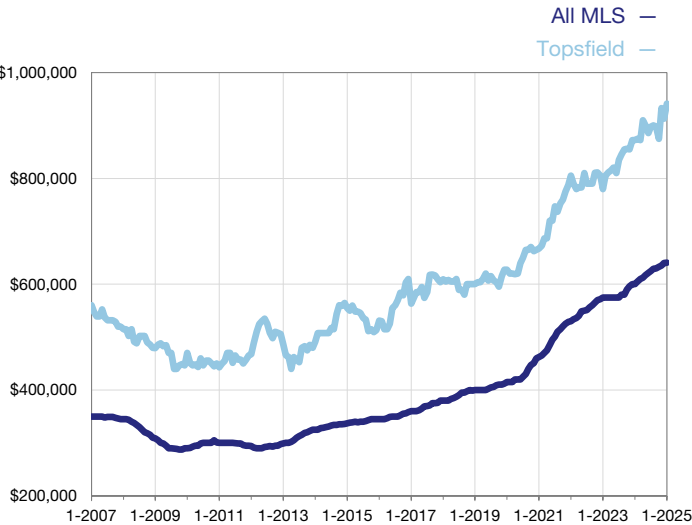
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$725,000	\$1,137,000	+ 56.8%	\$725,000	\$1,137,000	+ 56.8%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	32	52	+ 62.5%	32	52	+ 62.5%
Percent of Original List Price Received*	100.8%	101.3%	+ 0.5%	100.8%	101.3%	+ 0.5%
New Listings	0	3	--	0	3	--

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$855,000	--	\$0	\$855,000	--
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.8	1.1	- 71.1%	--	--	--
Cumulative Days on Market Until Sale	0	129	--	0	129	--
Percent of Original List Price Received*	0.0%	90.9%	--	0.0%	90.9%	--
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

