

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

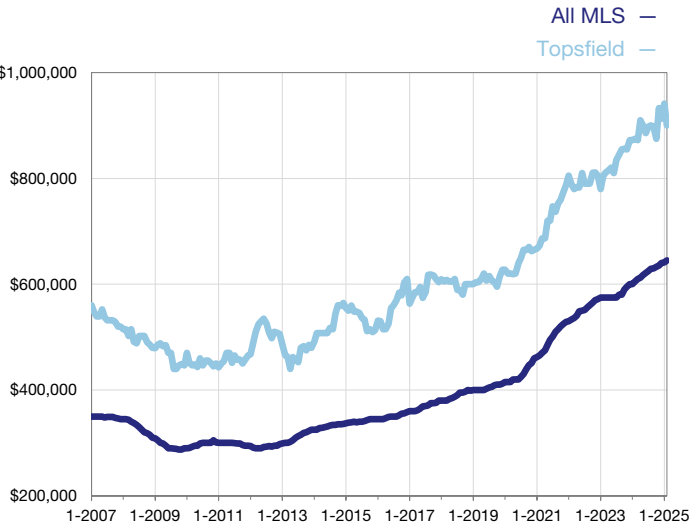
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	4	9	+ 125.0%
Closed Sales	2	1	- 50.0%	7	4	- 42.9%
Median Sales Price*	\$1,066,250	\$690,000	- 35.3%	\$925,000	\$966,000	+ 4.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	123	28	- 77.2%	58	46	- 20.7%
Percent of Original List Price Received*	94.6%	106.2%	+ 12.3%	99.0%	102.5%	+ 3.5%
New Listings	5	2	- 60.0%	5	5	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$855,000	--
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	129	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	90.9%	--
New Listings	2	0	- 100.0%	3	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

