

Topsfield

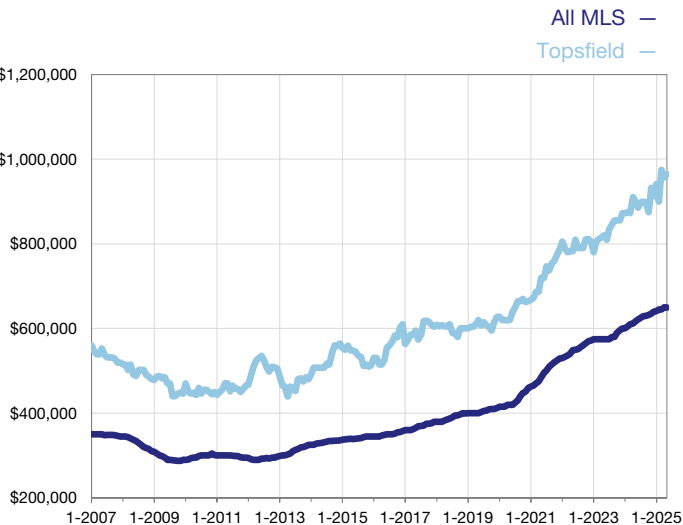
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	14	20	+ 42.9%
Closed Sales	5	6	+ 20.0%	16	19	+ 18.8%
Median Sales Price*	\$985,000	\$1,020,000	+ 3.6%	\$953,750	\$1,060,000	+ 11.1%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	3.7	1.6	- 56.8%	--	--	--
Cumulative Days on Market Until Sale	16	22	+ 37.5%	40	65	+ 62.5%
Percent of Original List Price Received*	107.9%	107.2%	- 0.6%	100.9%	102.3%	+ 1.4%
New Listings	11	6	- 45.5%	27	20	- 25.9%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	7	3	- 57.1%
Closed Sales	3	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$860,000	\$0	- 100.0%	\$930,000	\$667,500	- 28.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	44	0	- 100.0%	58	86	+ 48.3%
Percent of Original List Price Received*	102.4%	0.0%	- 100.0%	100.5%	93.3%	- 7.2%
New Listings	0	2	--	6	4	- 33.3%

* 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

