

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Topsfield

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	2	- 50.0%	48	54	+ 12.5%
Closed Sales	3	7	+ 133.3%	50	56	+ 12.0%
Median Sales Price*	\$815,000	<b>\$962,000</b>	+ 18.0%	\$912,500	<b>\$993,825</b>	+ 8.9%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.3	<b>0.7</b>	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	85	<b>23</b>	- 72.9%	45	<b>43</b>	- 4.4%
Percent of Original List Price Received*	94.3%	<b>101.1%</b>	+ 7.2%	100.7%	<b>101.2%</b>	+ 0.5%
New Listings	5	0	- 100.0%	65	55	- 15.4%

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

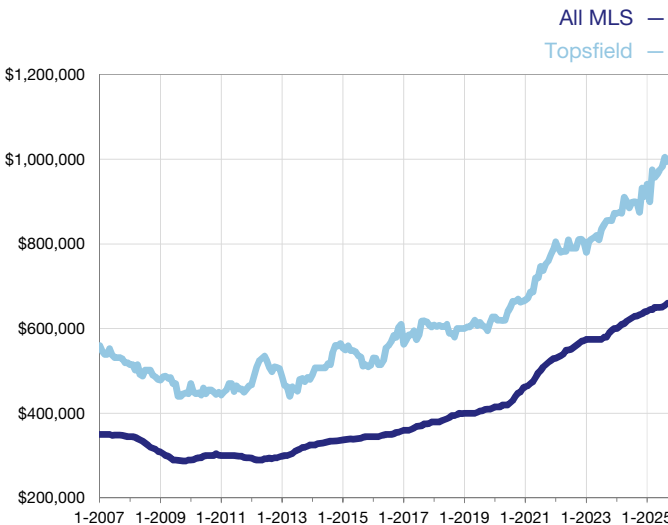
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	13	7	- 46.2%
Closed Sales	1	1	0.0%	11	9	- 18.2%
Median Sales Price*	\$350,000	<b>\$1,400,000</b>	+ 300.0%	\$780,000	<b>\$690,000</b>	- 11.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	<b>1.4</b>	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	14	<b>8</b>	- 42.9%	42	<b>63</b>	+ 50.0%
Percent of Original List Price Received*	100.0%	<b>100.0%</b>	0.0%	99.5%	<b>95.7%</b>	- 3.8%
New Listings	1	2	+ 100.0%	14	9	- 35.7%

\* 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

