

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Topsfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	4	- 20.0%	8	5	- 37.5%
Closed Sales	1	1	0.0%	4	1	- 75.0%
Median Sales Price*	\$690,000	<b>\$1,392,500</b>	+ 101.8%	\$966,000	<b>\$1,392,500</b>	+ 44.2%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.9</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	28	<b>20</b>	- 28.6%	46	<b>20</b>	- 56.5%
Percent of Original List Price Received*	106.2%	<b>105.2%</b>	- 0.9%	102.5%	<b>105.2%</b>	+ 2.6%
New Listings	2	4	+ 100.0%	5	7	+ 40.0%

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

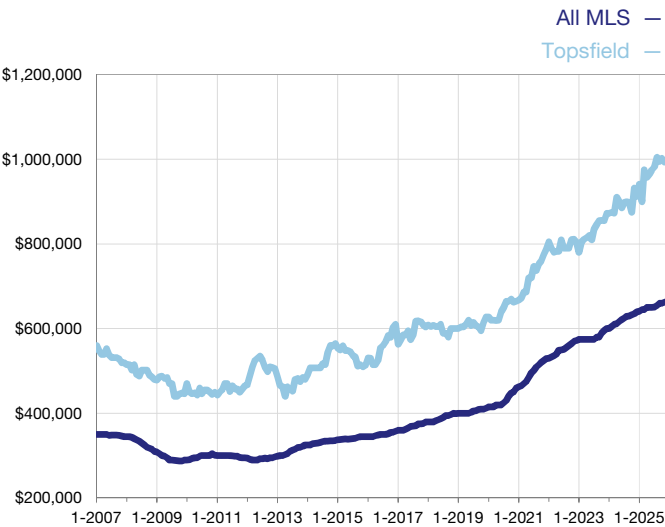
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	1	3	+ 200.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$855,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	129	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	90.9%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	0	1	--

\* 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

