

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Topsfield

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	7	+ 40.0%	13	11	- 15.4%
Closed Sales	6	4	- 33.3%	10	5	- 50.0%
Median Sales Price*	\$1,382,000	<b>\$972,500</b>	- 29.6%	\$1,151,000	<b>\$1,145,000</b>	- 0.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.7</b>	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	80	<b>70</b>	- 12.5%	66	<b>60</b>	- 9.1%
Percent of Original List Price Received*	99.6%	<b>96.5%</b>	- 3.1%	100.8%	<b>98.2%</b>	- 2.6%
New Listings	5	5	0.0%	10	12	+ 20.0%

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

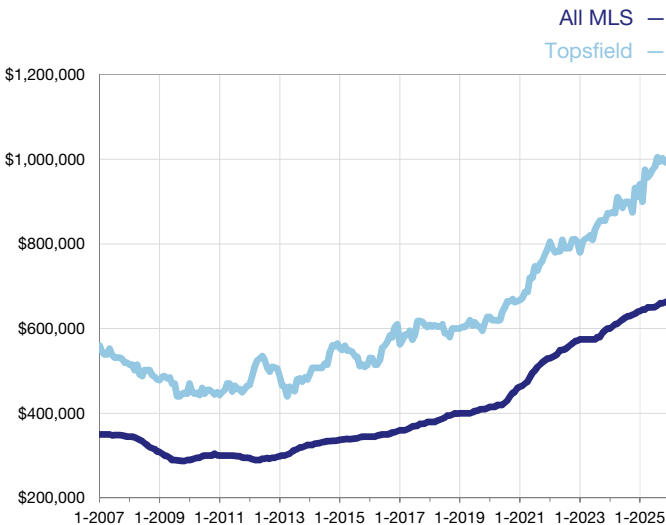
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$540,000	<b>\$730,000</b>	+ 35.2%	\$795,000	<b>\$585,000</b>	- 26.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.7</b>	--	--	--	--
Cumulative Days on Market Until Sale	81	<b>45</b>	- 44.4%	113	<b>34</b>	- 69.9%
Percent of Original List Price Received*	94.7%	<b>98.8%</b>	+ 4.3%	92.2%	<b>98.4%</b>	+ 6.7%
New Listings	1	2	+ 100.0%	1	3	+ 200.0%

\* 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

