

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	16	15	- 6.3%
Closed Sales	3	5	+ 66.7%	13	10	- 23.1%
Median Sales Price*	\$890,000	\$1,060,000	+ 19.1%	\$1,137,000	\$1,102,500	- 3.0%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--
Cumulative Days on Market Until Sale	149	32	- 78.5%	85	46	- 45.9%
Percent of Original List Price Received*	97.4%	108.3%	+ 11.2%	100.0%	103.3%	+ 3.3%
New Listings	4	13	+ 225.0%	13	25	+ 92.3%

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

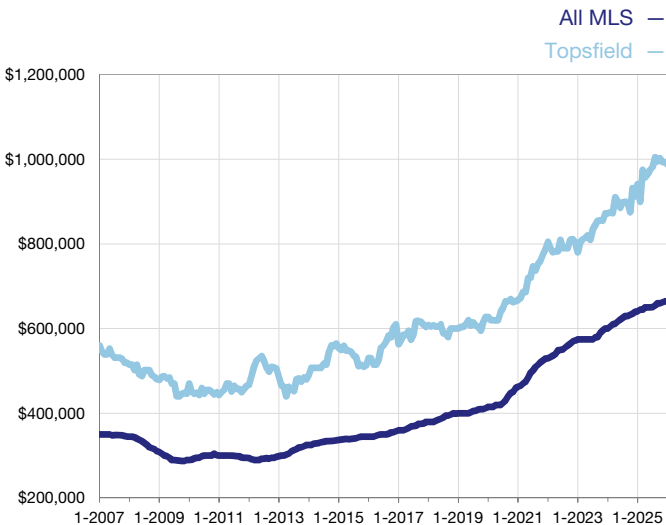
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	1	2	+ 100.0%	4	4	0.0%
Median Sales Price*	\$430,000	\$965,000	+ 124.4%	\$667,500	\$842,500	+ 26.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	6	16	+ 166.7%	86	25	- 70.9%
Percent of Original List Price Received*	96.6%	101.3%	+ 4.9%	93.3%	99.9%	+ 7.1%
New Listings	1	1	0.0%	2	4	+ 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

