

Topsfield

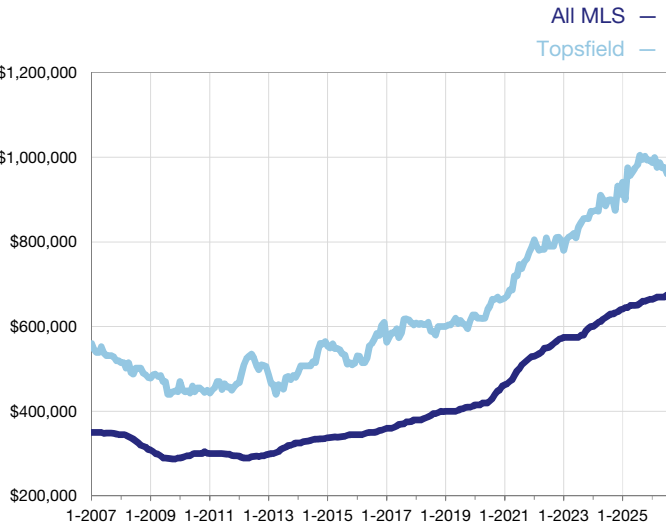
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	29	42	+ 44.8%
Closed Sales	2	5	+ 150.0%	25	35	+ 40.0%
Median Sales Price*	\$1,227,500	\$888,000	- 27.7%	\$1,060,000	\$960,000	- 9.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	55	41	- 25.5%
Percent of Original List Price Received*	100.4%	101.4%	+ 1.0%	102.6%	103.2%	+ 0.6%
New Listings	7	4	- 42.9%	34	50	+ 47.1%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	2	--	3	6	+ 100.0%
Closed Sales	0	2	--	5	6	+ 20.0%
Median Sales Price*	\$0	\$858,750	--	\$669,900	\$842,500	+ 25.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	0	57	--	76	36	- 52.6%
Percent of Original List Price Received*	0.0%	101.9%	--	94.3%	100.5%	+ 6.6%
New Listings	0	1	--	4	6	+ 50.0%

* 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

