

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

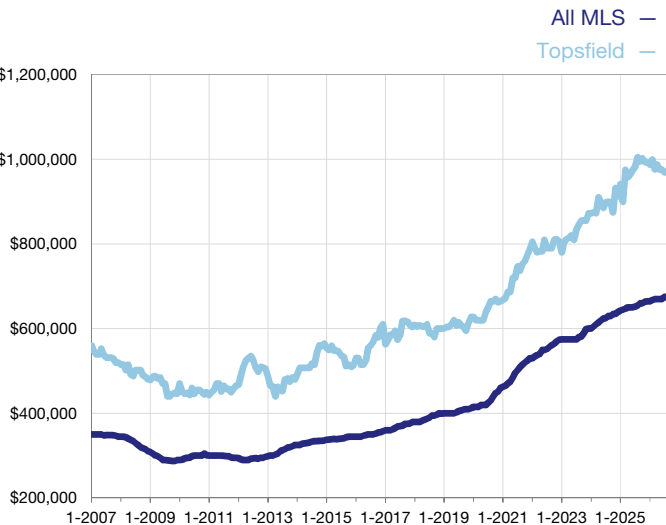
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	36	48	+ 33.3%
Closed Sales	7	7	0.0%	32	42	+ 31.3%
Median Sales Price*	\$1,195,000	\$1,200,000	+ 0.4%	\$1,080,000	\$1,067,500	- 1.2%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	48	38	- 20.8%
Percent of Original List Price Received*	101.6%	104.1%	+ 2.5%	102.3%	103.5%	+ 1.2%
New Listings	7	7	0.0%	41	57	+ 39.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	3	7	+ 133.3%
Closed Sales	0	1	--	5	7	+ 40.0%
Median Sales Price*	\$0	\$615,000	--	\$669,900	\$730,000	+ 9.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	76	34	- 55.3%
Percent of Original List Price Received*	0.0%	100.8%	--	94.3%	100.6%	+ 6.7%
New Listings	2	1	- 50.0%	6	7	+ 16.7%

* 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

