

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Topsfield

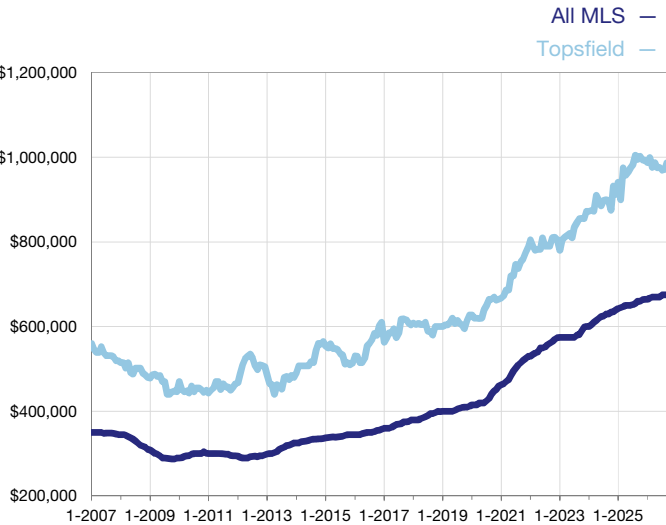
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	40	52	+ 30.0%
Closed Sales	8	7	- 12.5%	40	49	+ 22.5%
Median Sales Price*	\$867,500	\$1,001,000	+ 15.4%	\$1,020,000	\$1,060,000	+ 3.9%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	32	24	- 25.0%	45	36	- 20.0%
Percent of Original List Price Received*	97.5%	103.8%	+ 6.5%	101.4%	103.6%	+ 2.2%
New Listings	6	6	0.0%	47	63	+ 34.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	6	8	+ 33.3%
Closed Sales	0	0	--	5	7	+ 40.0%
Median Sales Price*	\$0	\$0	--	\$669,900	\$730,000	+ 9.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	76	34	- 55.3%
Percent of Original List Price Received*	0.0%	0.0%	--	94.3%	100.6%	+ 6.7%
New Listings	0	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

