# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Topsfield

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 6 | **6** | 0.0% | 46 | **57** | + 23.9% |
| Closed Sales | 6 | **3** | - 50.0% | 46 | **52** | + 13.0% |
| Median Sales Price* | $884,500 | **$966,000** | + 9.2% | $993,875 | **$995,500** | + 0.2% |
| Inventory of Homes for Sale | 10 | **9** | - 10.0% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | **1.7** | - 26.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 35 | **31** | - 11.4% | 44 | **36** | - 18.2% |
| Percent of Original List Price Received* | 105.2% | **99.4%** | - 5.5% | 101.9% | **103.3%** | + 1.4% |
| New Listings | 6 | **4** | - 33.3% | 53 | **66** | + 24.5% |

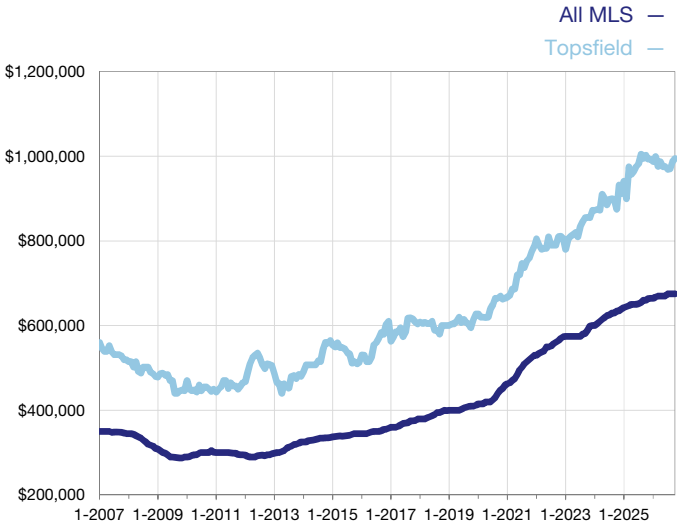
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

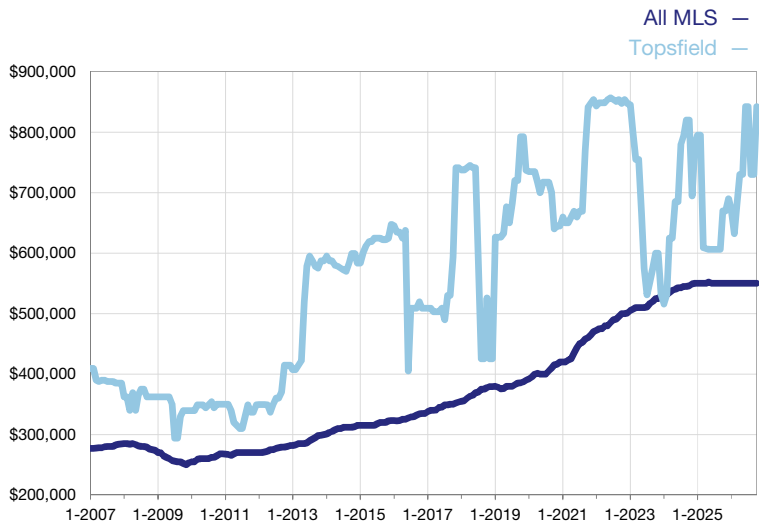
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **1** | -- | 6 | **9** | + 50.0% |
| Closed Sales | 2 | **1** | - 50.0% | 7 | **8** | + 14.3% |
| Median Sales Price* | $825,000 | **$1,005,000** | + 21.8% | $690,000 | **$842,500** | + 22.1% |
| Inventory of Homes for Sale | 0 | **2** | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | **1.6** | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | **36** | + 28.6% | 62 | **34** | - 45.2% |
| Percent of Original List Price Received* | 98.3% | **94.4%** | - 4.0% | 95.5% | **99.8%** | + 4.5% |
| New Listings | 0 | **3** | -- | 6 | **10** | + 66.7% |

* 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




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