

Topsfield 01983

ZIP code · MA · Massachusetts › Essex County › Topsfield

SELLER'S MARKET

\$963K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

75

SALES (12 MO)

\$956K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



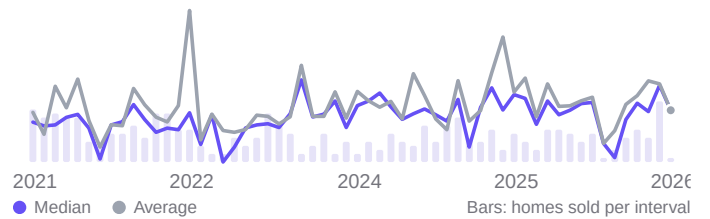
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$888K · Average \$888K

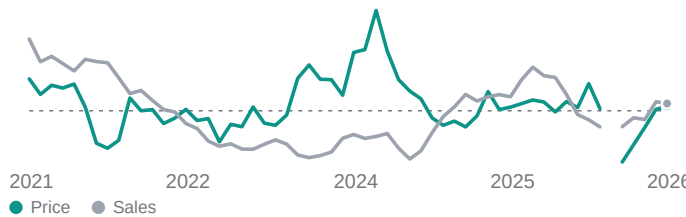


Growth (year over year)

Price +3.5% · Sales +5.6%

Price per square foot

\$405/ft²



Sale premium vs estimated value

+4.5%

Annual turnover (share of homes sold)

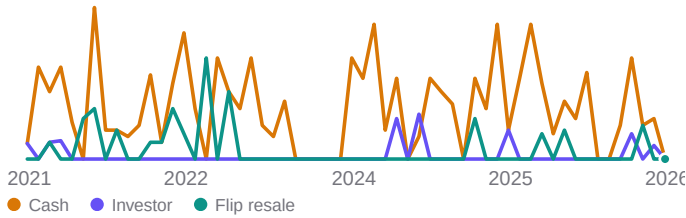
3.6%



BUYERS & OUTCOMES

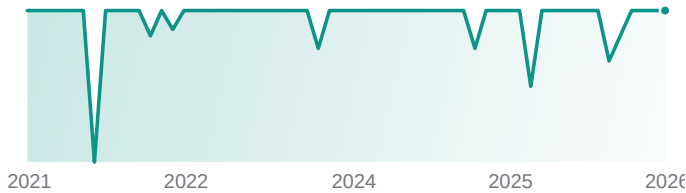
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



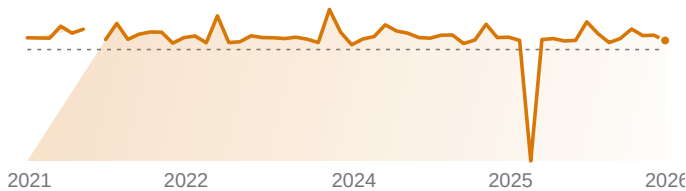
Sellers who sold at a gain

100%

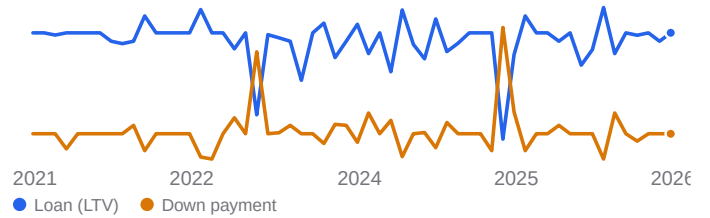


Median annualized return at resale

+3.1%

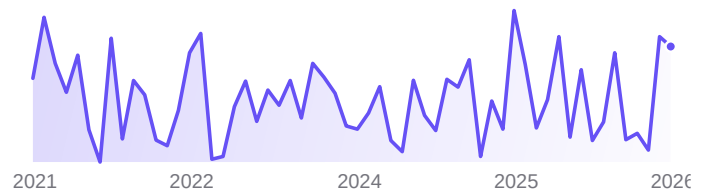


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



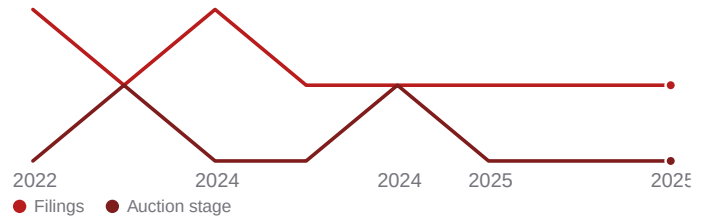
Typical hold before selling

22.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,104
Median value (AVM)	\$956K
Median size	2,305 ft²
Median bedrooms	4
Median year built	1966
Single family	90%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	93%
Company owned	19%
Median loan-to-value	45%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	6,698
Density	515 / mi²
Median household income	\$167K
Average household income	\$169K
Crime index (US avg 100)	22
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	94
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	4.7%
Unemployment	1.4%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.