Local Market Update – August 2020

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

Deerfield

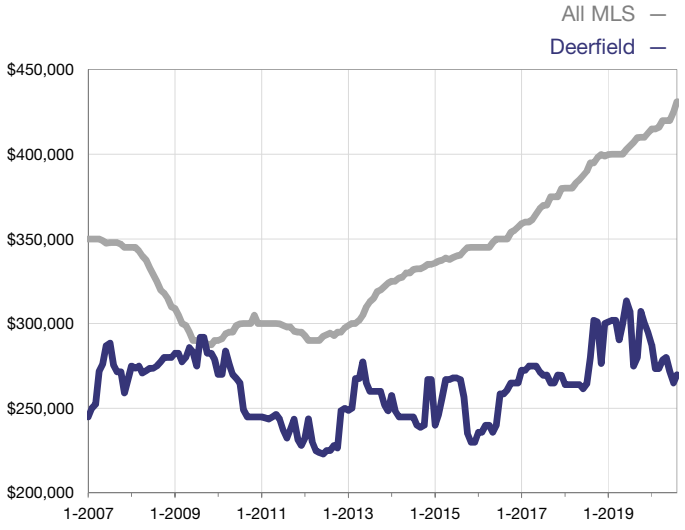
Single-Family Properties	August			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	5	**4**	- 20.0%	30	**24**	- 20.0%
Closed Sales	7	**4**	- 42.9%	26	**22**	- 15.4%
Median Sales Price*	$253,600	**$274,450**	+ 8.2%	$287,500	**$265,600**	- 7.6%
Inventory of Homes for Sale	10	**10**	0.0%	--	--	--
Months Supply of Inventory	2.8	**2.8**	0.0%	--	--	--
Cumulative Days on Market Until Sale	101	**19**	- 81.2%	78	**83**	+ 6.4%
Percent of Original List Price Received*	94.1%	**100.8%**	+ 7.1%	93.6%	**95.2%**	+ 1.7%
New Listings	0	**7**	--	33	**26**	- 21.2%

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

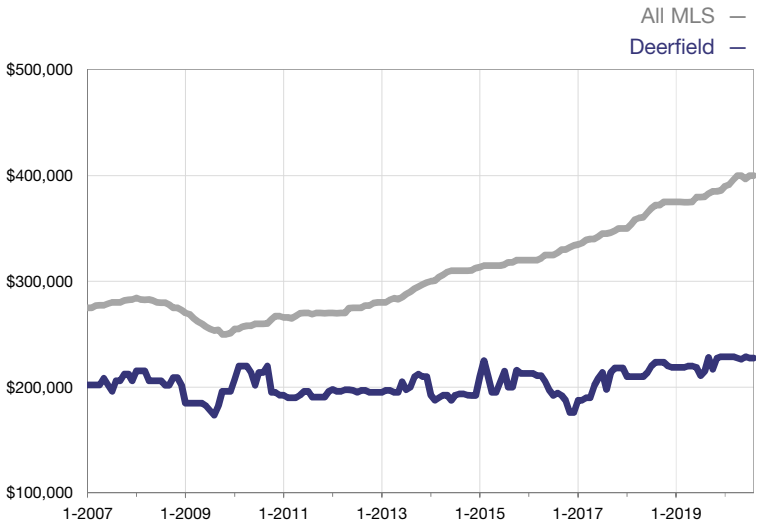
Condominium Properties	August			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	6	**5**	- 16.7%
Closed Sales	2	**0**	- 100.0%	4	**5**	+ 25.0%
Median Sales Price*	$222,500	**$0**	- 100.0%	$222,500	**$225,000**	+ 1.1%
Inventory of Homes for Sale	2	**1**	- 50.0%	--	--	--
Months Supply of Inventory	1.1	**0.8**	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	81	**0**	- 100.0%	79	**88**	+ 11.4%
Percent of Original List Price Received*	85.6%	**0.0%**	- 100.0%	89.2%	**97.0%**	+ 8.7%
New Listings	0	**1**	--	9	**6**	- 33.3%

* 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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