

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	6	--	8	14	+ 75.0%
Closed Sales	2	4	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$208,000	\$347,450	+ 67.0%	\$213,450	\$354,950	+ 66.3%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	85	43	- 49.4%	90	44	- 51.1%
Percent of Original List Price Received*	95.4%	96.0%	+ 0.6%	91.5%	96.2%	+ 5.1%
New Listings	1	5	+ 400.0%	4	13	+ 225.0%

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

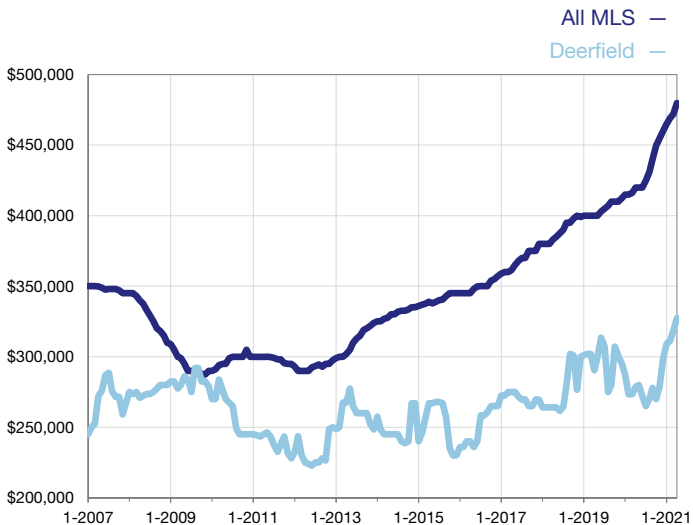
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$224,500	\$0	- 100.0%	\$224,500	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	117	0	- 100.0%	117	0	- 100.0%
Percent of Original List Price Received*	95.6%	0.0%	- 100.0%	95.6%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	5	1	- 80.0%

* 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

