

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	2	- 66.7%	41	23	- 43.9%
Closed Sales	4	4	0.0%	36	26	- 27.8%
Median Sales Price*	\$422,450	\$515,000	+ 21.9%	\$391,500	\$431,013	+ 10.1%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	26	37	+ 42.3%	56	39	- 30.4%
Percent of Original List Price Received*	113.3%	98.3%	- 13.2%	102.0%	99.9%	- 2.1%
New Listings	6	5	- 16.7%	53	29	- 45.3%

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

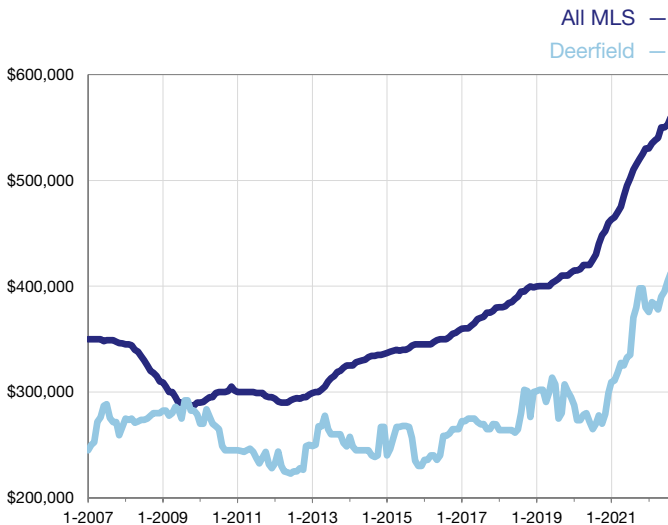
Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	5	8	+ 60.0%
Closed Sales	1	1	0.0%	2	7	+ 250.0%
Median Sales Price*	\$186,000	\$350,900	+ 88.7%	\$232,750	\$335,000	+ 43.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	21	17	- 19.0%
Percent of Original List Price Received*	97.9%	106.4%	+ 8.7%	101.7%	102.7%	+ 1.0%
New Listings	1	1	0.0%	6	9	+ 50.0%

* 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

