

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	6	8	+ 33.3%
Closed Sales	2	1	- 50.0%	7	6	- 14.3%
Median Sales Price*	\$202,000	\$410,000	+ 103.0%	\$270,000	\$455,000	+ 68.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	45	2	- 95.6%	51	39	- 23.5%
Percent of Original List Price Received*	99.0%	102.5%	+ 3.5%	97.1%	93.7%	- 3.5%
New Listings	2	3	+ 50.0%	6	6	0.0%

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

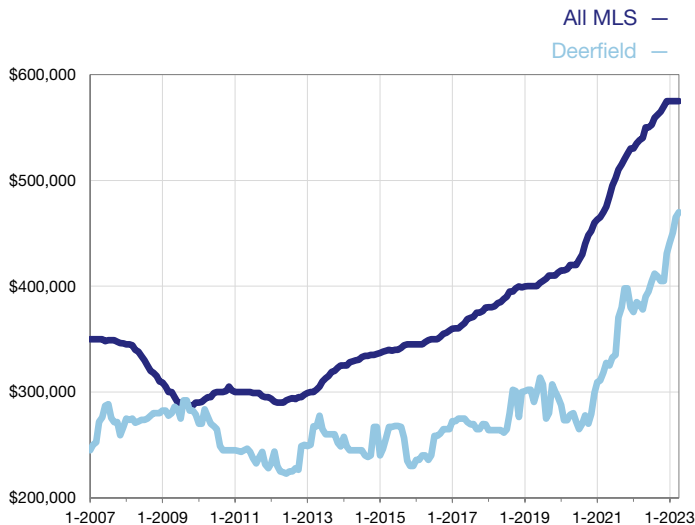
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$305,654	\$0	- 100.0%	\$290,000	\$280,000	- 3.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	13	34	+ 161.5%
Percent of Original List Price Received*	105.8%	0.0%	- 100.0%	105.2%	96.6%	- 8.2%
New Listings	0	0	--	1	0	- 100.0%

* 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

