

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	15	10	- 33.3%
Closed Sales	2	0	- 100.0%	15	11	- 26.7%
Median Sales Price*	\$605,000	\$0	- 100.0%	\$421,026	\$450,000	+ 6.9%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	3.0	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	47	59	+ 25.5%
Percent of Original List Price Received*	114.4%	0.0%	- 100.0%	100.4%	91.8%	- 8.6%
New Listings	4	4	0.0%	18	13	- 27.8%

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

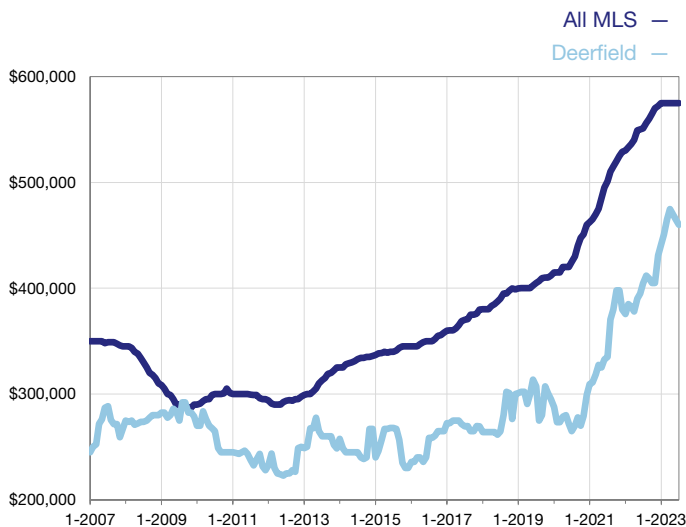
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$290,000	\$297,500	+ 2.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	13	20	+ 53.8%
Percent of Original List Price Received*	0.0%	0.0%	--	105.2%	101.0%	- 4.0%
New Listings	0	1	--	2	2	0.0%

* 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

