

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	18	12	- 33.3%
Closed Sales	4	0	- 100.0%	19	11	- 42.1%
Median Sales Price*	\$497,500	\$0	- 100.0%	\$441,000	\$450,000	+ 2.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	40	59	+ 47.5%
Percent of Original List Price Received*	99.6%	0.0%	- 100.0%	100.2%	91.8%	- 8.4%
New Listings	4	1	- 75.0%	22	14	- 36.4%

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

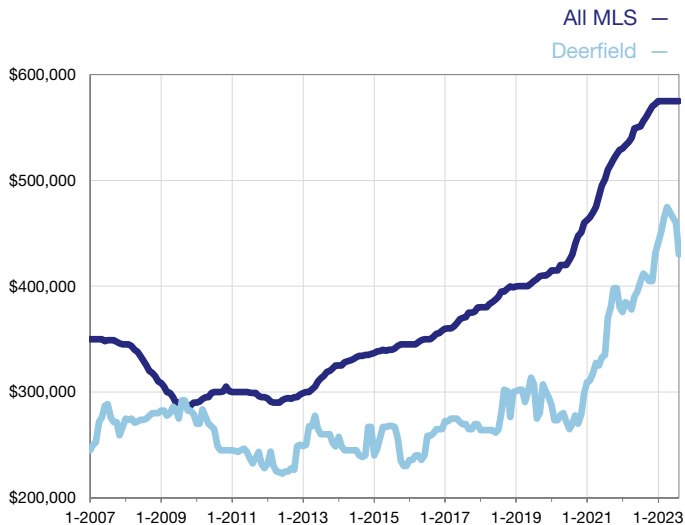
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$530,000	\$330,000	- 37.7%	\$297,827	\$315,000	+ 5.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	20	- 28.6%	17	20	+ 17.6%
Percent of Original List Price Received*	96.4%	110.0%	+ 14.1%	103.0%	104.0%	+ 1.0%
New Listings	4	1	- 75.0%	6	3	- 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

