

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Deerfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	23	19	- 17.4%
Closed Sales	4	1	- 75.0%	26	14	- 46.2%
Median Sales Price*	\$515,000	<b>\$375,000</b>	- 27.2%	\$431,013	<b>\$430,000</b>	- 0.2%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--
Cumulative Days on Market Until Sale	37	77	+ 108.1%	38	59	+ 55.3%
Percent of Original List Price Received*	98.3%	74.3%	- 24.4%	99.9%	90.5%	- 9.4%
New Listings	5	7	+ 40.0%	29	24	- 17.2%

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

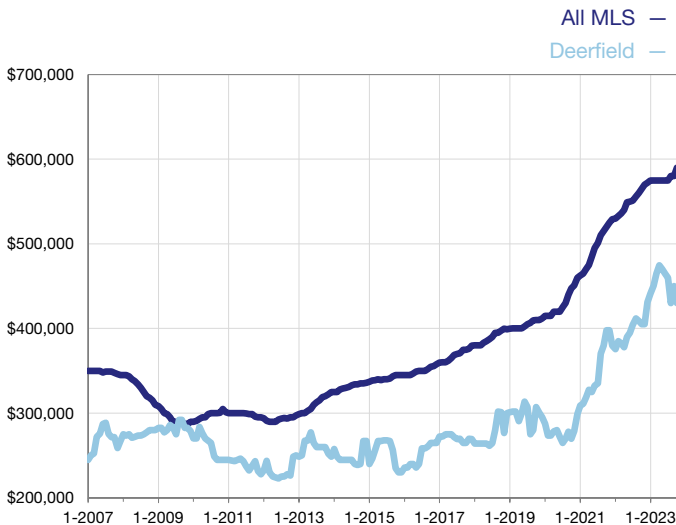
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	8	5	- 37.5%
Closed Sales	1	0	- 100.0%	7	4	- 42.9%
Median Sales Price*	\$350,900	<b>\$0</b>	- 100.0%	\$335,000	<b>\$320,000</b>	- 4.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	0	- 100.0%	17	21	+ 23.5%
Percent of Original List Price Received*	106.4%	0.0%	- 100.0%	102.7%	103.5%	+ 0.8%
New Listings	1	1	0.0%	9	5	- 44.4%

\* 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

