

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	27	23	- 14.8%
Closed Sales	3	4	+ 33.3%	30	23	- 23.3%
Median Sales Price*	\$482,500	\$342,500	- 29.0%	\$431,013	\$400,000	- 7.2%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	47	44	- 6.4%	39	54	+ 38.5%
Percent of Original List Price Received*	97.7%	94.5%	- 3.3%	99.7%	94.1%	- 5.6%
New Listings	2	0	- 100.0%	33	25	- 24.2%

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

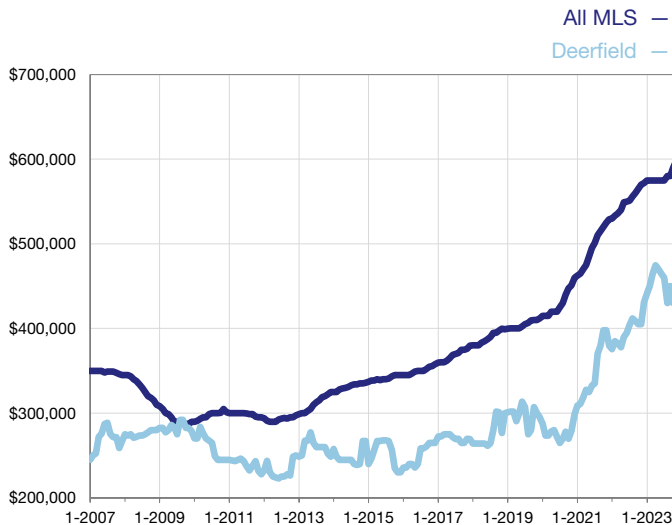
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	10	5	- 50.0%
Closed Sales	2	0	- 100.0%	11	6	- 45.5%
Median Sales Price*	\$271,000	\$0	- 100.0%	\$305,654	\$327,500	+ 7.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	33	0	- 100.0%	18	22	+ 22.2%
Percent of Original List Price Received*	94.7%	0.0%	- 100.0%	102.1%	103.4%	+ 1.3%
New Listings	0	0	--	10	5	- 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

