

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

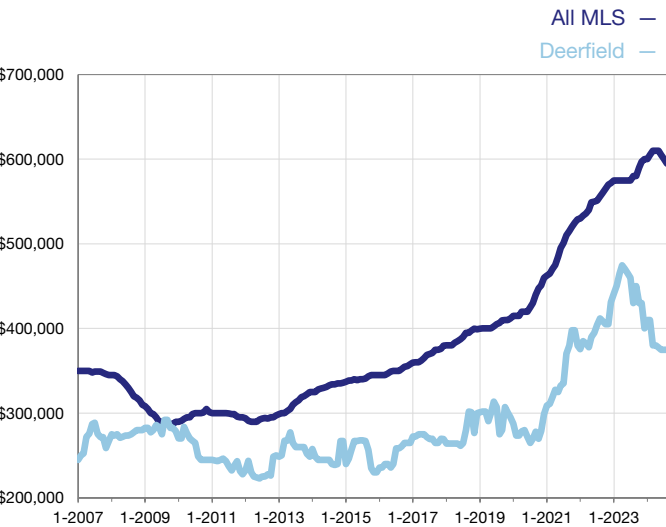
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	3	+ 200.0%	11	22	+ 100.0%
Closed Sales				0	5	--	11	20	+ 81.8%
Median Sales Price*				\$0	\$515,000	--	\$450,000	\$467,500	+ 3.9%
Inventory of Homes for Sale				6	7	+ 16.7%	--	--	--
Months Supply of Inventory				3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale				0	29	--	59	45	- 23.7%
Percent of Original List Price Received*				0.0%	98.9%	--	91.8%	100.5%	+ 9.5%
New Listings				1	2	+ 100.0%	14	28	+ 100.0%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	2	3	+ 50.0%
Closed Sales				1	1	0.0%	3	3	0.0%
Median Sales Price*				\$330,000	\$331,000	+ 0.3%	\$315,000	\$331,000	+ 5.1%
Inventory of Homes for Sale				1	1	0.0%	--	--	--
Months Supply of Inventory				0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale				20	16	- 20.0%	20	14	- 30.0%
Percent of Original List Price Received*				110.0%	100.3%	- 8.8%	104.0%	103.2%	- 0.8%
New Listings				1	0	- 100.0%	3	4	+ 33.3%

* 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

