

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	18	27	+ 50.0%
Closed Sales	1	0	- 100.0%	14	21	+ 50.0%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$430,000	\$465,000	+ 8.1%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	4.0	2.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	77	0	- 100.0%	59	49	- 16.9%
Percent of Original List Price Received*	74.3%	0.0%	- 100.0%	90.5%	99.1%	+ 9.5%
New Listings	7	6	- 14.3%	24	37	+ 54.2%

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

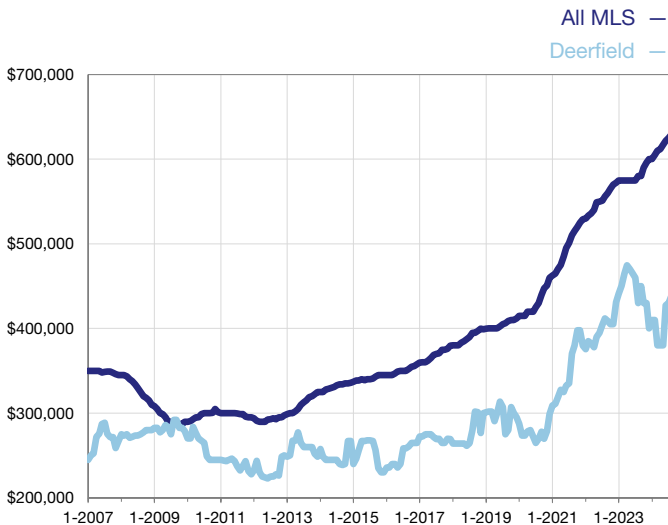
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$320,000	\$331,000	+ 3.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	21	14	- 33.3%
Percent of Original List Price Received*	0.0%	0.0%	--	103.5%	103.2%	- 0.3%
New Listings	1	1	0.0%	5	5	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

