

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northfield

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 5 | 7 | + 40.0% | 17 | 20 | + 17.6% |
| Closed Sales | 4 | 2 | - 50.0% | 12 | 18 | + 50.0% |
| Median Sales Price* | \$227,500 | \$415,000 | + 82.4% | \$338,000 | \$399,950 | + 18.3% |
| Inventory of Homes for Sale | 7 | 5 | - 28.6% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 1.4 | - 51.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 9 | - 40.0% | 15 | 83 | + 453.3% |
| Percent of Original List Price Received* | 101.4% | 99.4% | - 2.0% | 101.0% | 94.5% | - 6.4% |
| New Listings | 4 | 5 | + 25.0% | 22 | 24 | + 9.1% |

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

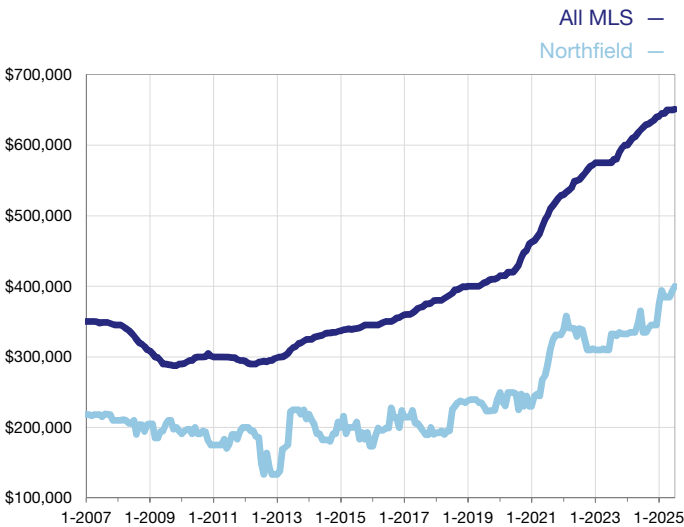
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|------|-------------|-------|--------------|-------------|-------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| New Listings | 0 | 0 | -- | 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

