

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	34	26	- 23.5%
Closed Sales	9	2	- 77.8%	34	26	- 23.5%
Median Sales Price*	\$420,000	\$407,000	- 3.1%	\$457,500	\$422,500	- 7.7%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	22	16	- 27.3%	41	60	+ 46.3%
Percent of Original List Price Received*	101.5%	108.5%	+ 6.9%	99.1%	95.4%	- 3.7%
New Listings	0	1	--	46	34	- 26.1%

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

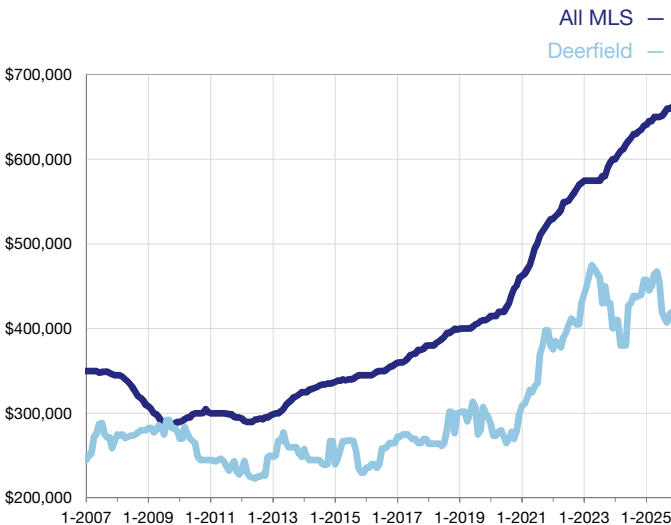
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	3	13	+ 333.3%
Closed Sales	0	0	--	3	12	+ 300.0%
Median Sales Price*	\$0	\$0	--	\$331,000	\$368,500	+ 11.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	14	38	+ 171.4%
Percent of Original List Price Received*	0.0%	0.0%	--	103.2%	101.5%	- 1.6%
New Listings	1	0	- 100.0%	6	11	+ 83.3%

* 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

