

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	2	3	+ 50.0%	5	4	- 20.0%
Median Sales Price*	\$307,450	\$410,000	+ 33.4%	\$385,000	\$464,500	+ 20.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	45	36	- 20.0%	51	34	- 33.3%
Percent of Original List Price Received*	96.5%	92.3%	- 4.4%	93.4%	95.2%	+ 1.9%
New Listings	1	1	0.0%	2	3	+ 50.0%

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

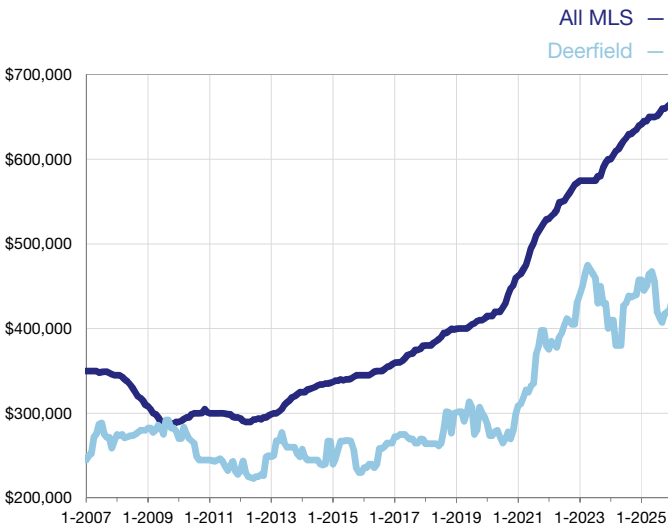
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$500,000	\$0	- 100.0%	\$485,000	\$259,900	- 46.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	105	0	- 100.0%	73	16	- 78.1%
Percent of Original List Price Received*	97.1%	0.0%	- 100.0%	97.0%	92.9%	- 4.2%
New Listings	1	0	- 100.0%	2	1	- 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

