

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	7	14	+ 100.0%
Closed Sales	1	4	+ 300.0%	7	9	+ 28.6%
Median Sales Price*	\$650,000	\$506,150	- 22.1%	\$387,000	\$497,000	+ 28.4%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	294	141	- 52.0%	100	80	- 20.0%
Percent of Original List Price Received*	100.2%	91.4%	- 8.8%	94.6%	94.0%	- 0.6%
New Listings	3	6	+ 100.0%	9	14	+ 55.6%

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

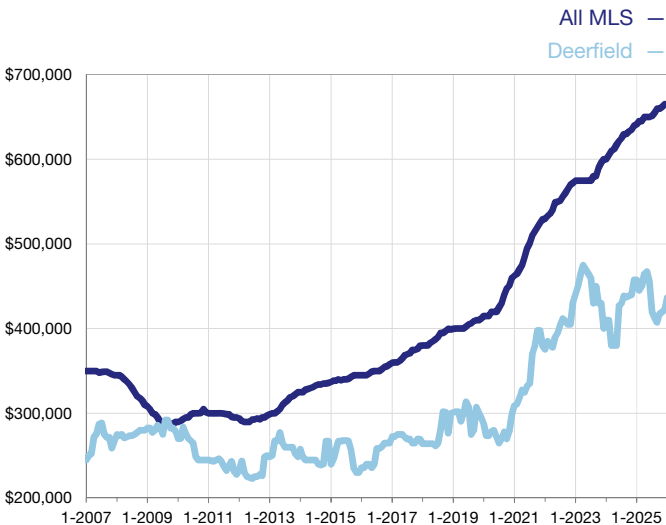
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	5	1	- 80.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$284,900	\$0	- 100.0%	\$470,000	\$297,950	- 36.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	36	11	- 69.4%
Percent of Original List Price Received*	101.8%	0.0%	- 100.0%	103.0%	98.1%	- 4.8%
New Listings	2	0	- 100.0%	5	1	- 80.0%

* 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

