

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Deerfield

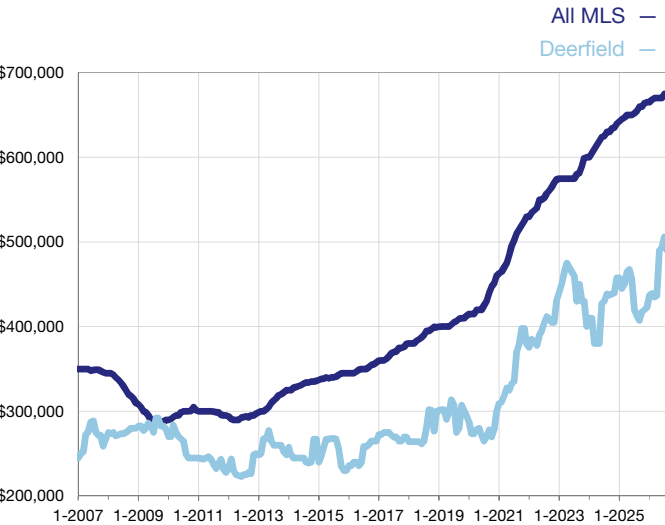
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	19	28	+ 47.4%
Closed Sales	4	5	+ 25.0%	14	25	+ 78.6%
Median Sales Price*	\$668,500	\$488,000	- 27.0%	\$407,500	\$497,000	+ 22.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	36	26	- 27.8%	69	52	- 24.6%
Percent of Original List Price Received*	96.0%	105.5%	+ 9.9%	96.3%	99.3%	+ 3.1%
New Listings	2	5	+ 150.0%	25	33	+ 32.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	10	5	- 50.0%
Closed Sales	2	1	- 50.0%	9	5	- 44.4%
Median Sales Price*	\$300,000	\$279,900	- 6.7%	\$350,000	\$299,900	- 14.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	70	55	- 21.4%	41	29	- 29.3%
Percent of Original List Price Received*	90.9%	87.5%	- 3.7%	102.1%	95.7%	- 6.3%
New Listings	1	1	0.0%	9	6	- 33.3%

* 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

