

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middlefield

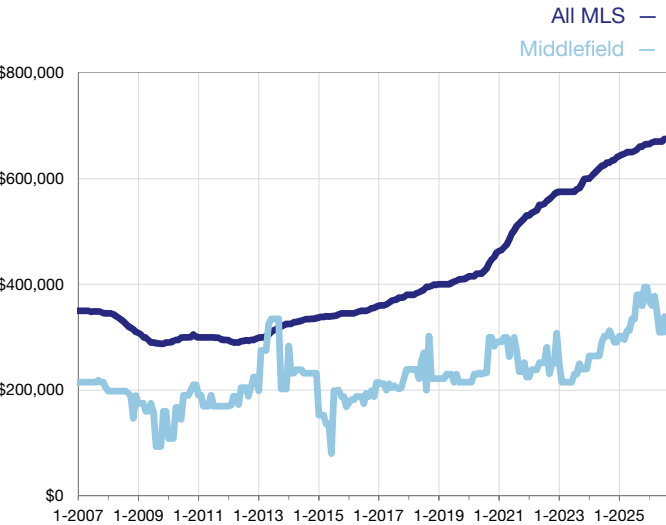
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	6	5	- 16.7%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Median Sales Price*	\$395,000	\$0	- 100.0%	\$408,000	\$280,000	- 31.4%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.7	--	--	--	--
Cumulative Days on Market Until Sale	142	0	- 100.0%	83	78	- 6.0%
Percent of Original List Price Received*	79.0%	0.0%	- 100.0%	98.4%	98.0%	- 0.4%
New Listings	1	1	0.0%	5	9	+ 80.0%

* 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	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

