

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northfield

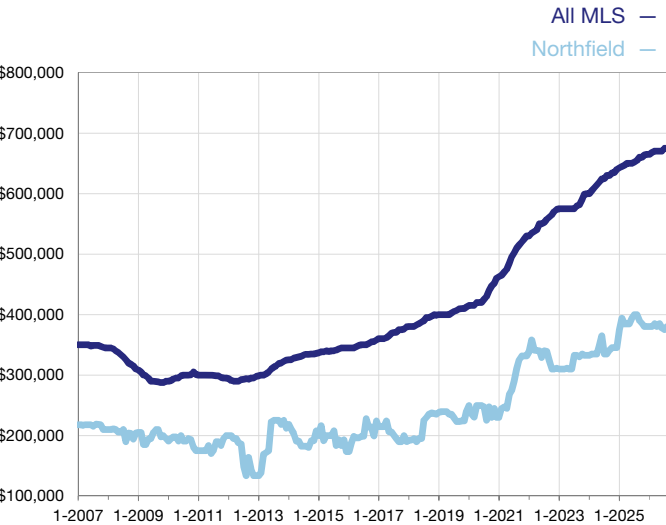
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				3	6	+ 100.0%	23	19	- 17.4%
Closed Sales				5	4	- 20.0%	23	13	- 43.5%
Median Sales Price*				\$380,000	\$427,500	+ 12.5%	\$399,900	\$400,000	+ 0.0%
Inventory of Homes for Sale				5	6	+ 20.0%	--	--	--
Months Supply of Inventory				1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale				25	46	+ 84.0%	70	58	- 17.1%
Percent of Original List Price Received*				103.4%	94.8%	- 8.3%	96.4%	98.6%	+ 2.3%
New Listings				2	4	+ 100.0%	26	22	- 15.4%

* 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		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				0	0	--	0	1	--
Closed Sales				0	0	--	0	1	--
Median Sales Price*				\$0	\$0	--	\$0	\$312,000	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	142	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	93.1%	--
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

