

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sheffield

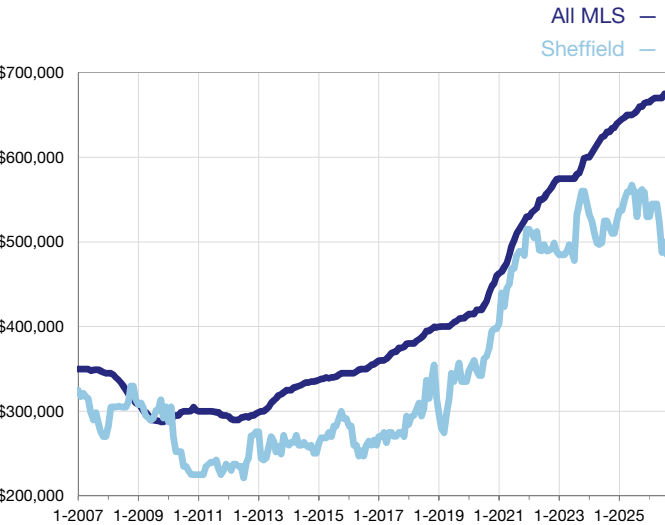
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	26	17	- 34.6%
Closed Sales	4	3	- 25.0%	18	19	+ 5.6%
Median Sales Price*	\$640,000	\$425,000	- 33.6%	\$544,500	\$500,000	- 8.2%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	8.0	6.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	249	397	+ 59.4%	145	237	+ 63.4%
Percent of Original List Price Received*	91.5%	88.5%	- 3.3%	91.3%	90.9%	- 0.4%
New Listings	11	3	- 72.7%	42	22	- 47.6%

* 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

