Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Deerfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**5**	+ 66.7%	24	**36**	+ 50.0%
Closed Sales	4	**5**	+ 25.0%	21	**32**	+ 52.4%
Median Sales Price*	$550,000	**$476,000**	- 13.5%	$410,000	**$493,500**	+ 20.4%
Inventory of Homes for Sale	9	**6**	- 33.3%	--	--	--
Months Supply of Inventory	3.0	**1.9**	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	56	**48**	- 14.3%	67	**49**	- 26.9%
Percent of Original List Price Received*	98.1%	**99.0%**	+ 0.9%	95.0%	**99.3%**	+ 4.5%
New Listings	4	**4**	0.0%	31	**43**	+ 38.7%

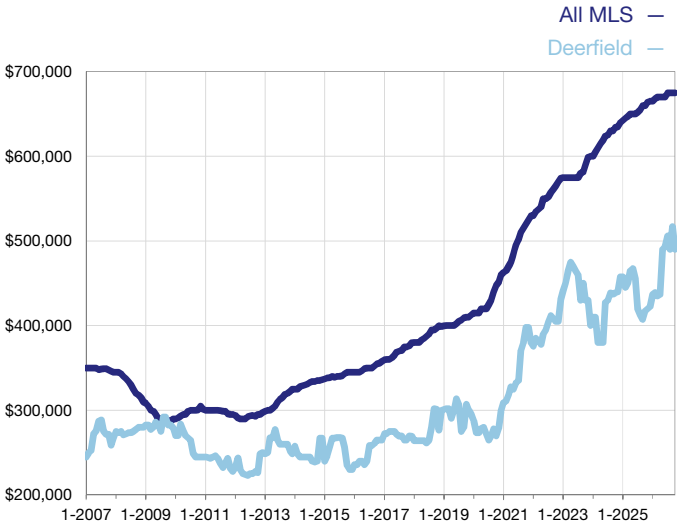
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

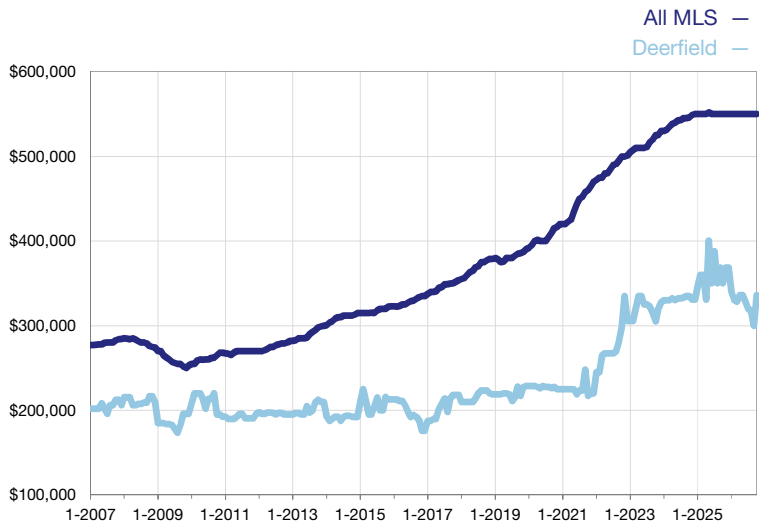
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	12	**5**	- 58.3%
Closed Sales	1	**1**	0.0%	11	**6**	- 45.5%
Median Sales Price*	$290,000	**$390,000**	+ 34.5%	$350,000	**$317,950**	- 9.2%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	**1.7**	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	36	**93**	+ 158.3%	39	**40**	+ 2.6%
Percent of Original List Price Received*	96.8%	**97.5%**	+ 0.7%	101.7%	**96.0%**	- 5.6%
New Listings	1	**1**	0.0%	11	**7**	- 36.4%

* 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



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