Local Market Update – October 2026

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

Northfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**4**	+ 300.0%	26	**23**	- 11.5%
Closed Sales	0	**1**	--	28	**22**	- 21.4%
Median Sales Price*	$0	**$450,000**	--	$385,000	**$437,500**	+ 13.6%
Inventory of Homes for Sale	7	**7**	0.0%	--	--	--
Months Supply of Inventory	2.2	**2.3**	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	0	**60**	--	68	**51**	- 25.0%
Percent of Original List Price Received*	0.0%	**90.0%**	--	96.7%	**98.6%**	+ 2.0%
New Listings	5	**4**	- 20.0%	33	**28**	- 15.2%

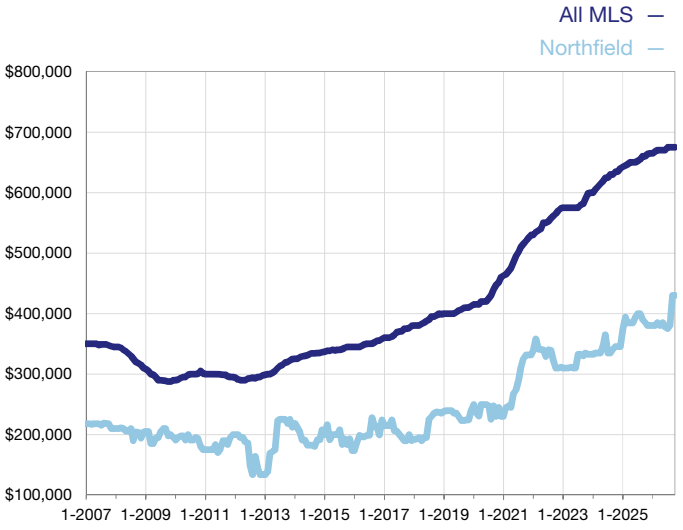
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

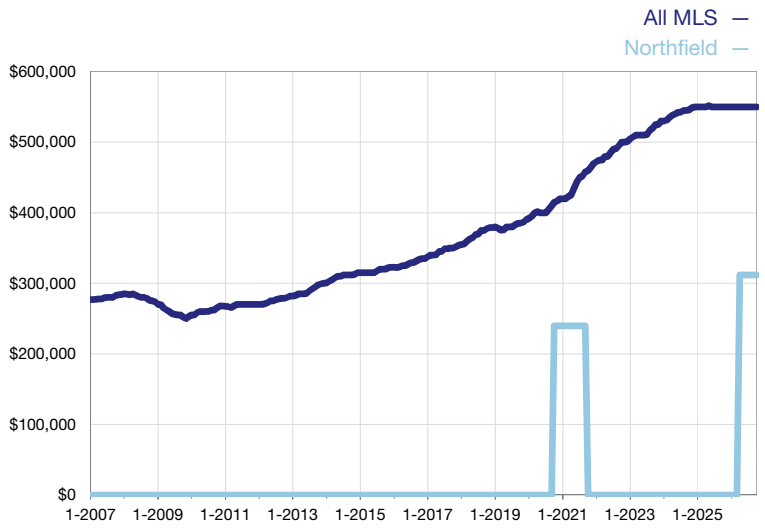
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**1**	--
Closed Sales	0	**0**	--	0	**1**	--
Median Sales Price*	$0	**$0**	--	$0	**$312,000**	--
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	0.0	**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	1	**0**	- 100.0%	1	**0**	- 100.0%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.