Local Market Update – October 2026

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

Sheffield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**0**	- 100.0%	34	**20**	- 41.2%
Closed Sales	4	**1**	- 75.0%	27	**23**	- 14.8%
Median Sales Price*	$612,500	**$830,000**	+ 35.5%	$559,000	**$638,500**	+ 14.2%
Inventory of Homes for Sale	27	**17**	- 37.0%	--	--	--
Months Supply of Inventory	7.8	**8.1**	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	221	**129**	- 41.6%	154	**226**	+ 46.8%
Percent of Original List Price Received*	75.7%	**92.3%**	+ 21.9%	87.5%	**91.0%**	+ 4.0%
New Listings	2	**4**	+ 100.0%	48	**29**	- 39.6%

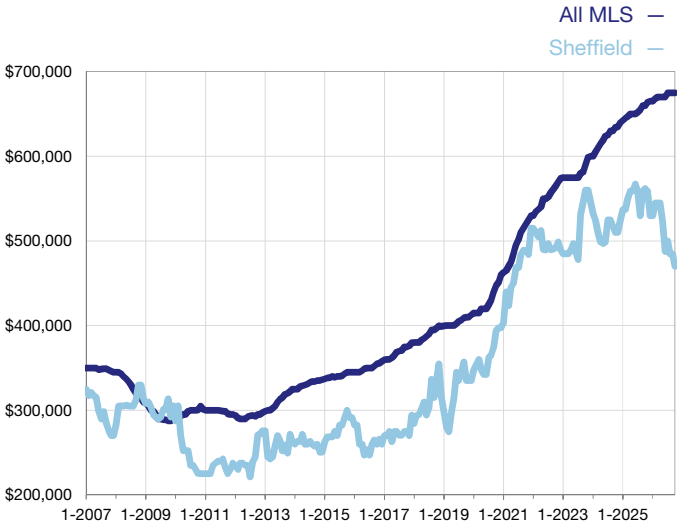
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

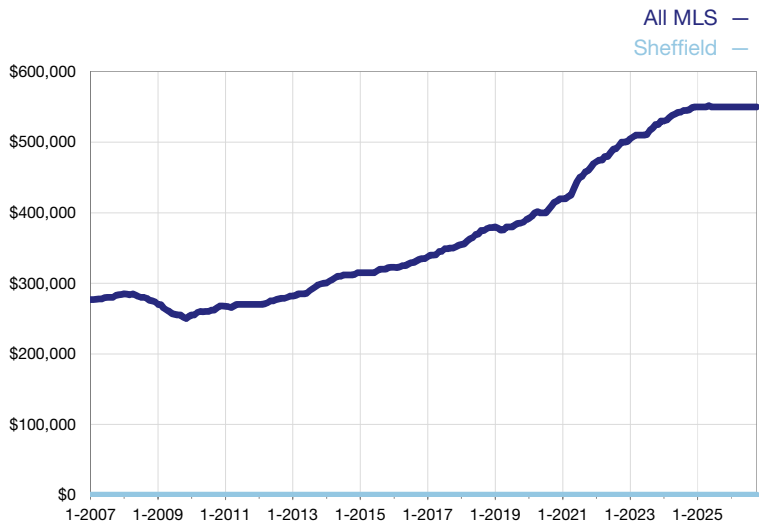
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--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



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