

# Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Granby

### Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	5	+ 150.0%	63	60	- 4.8%
Closed Sales	4	1	- 75.0%	59	49	- 16.9%
Median Sales Price*	\$202,750	<b>\$130,000</b>	- 35.9%	\$225,000	<b>\$235,000</b>	+ 4.4%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	5.3	5.4	+ 1.9%	--	--	--
Cumulative Days on Market Until Sale	111	2	- 98.2%	112	114	+ 1.8%
Percent of Original List Price Received*	87.3%	100.0%	+ 14.5%	93.5%	94.7%	+ 1.3%
New Listings	7	4	- 42.9%	101	80	- 20.8%

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

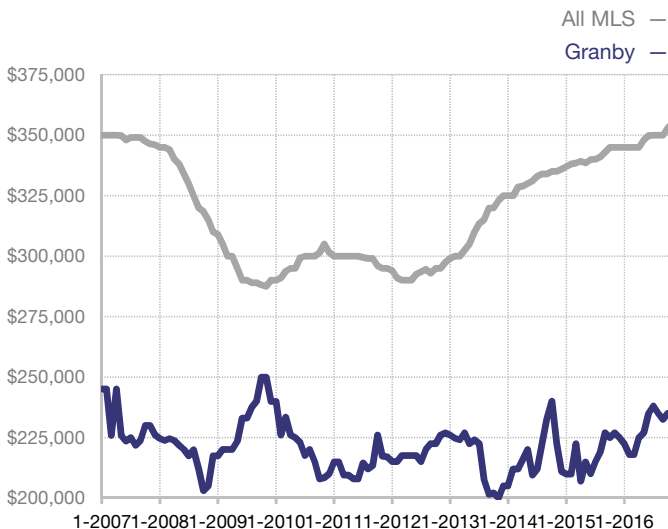
### Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	0	--	6	3	- 50.0%
Closed Sales	1	1	0.0%	6	4	- 33.3%
Median Sales Price*	\$137,500	<b>\$178,500</b>	+ 29.8%	\$133,750	<b>\$135,700</b>	+ 1.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	63	11	- 82.5%	143	169	+ 18.2%
Percent of Original List Price Received*	100.0%	99.2%	- 0.8%	94.5%	96.8%	+ 2.4%
New Listings	1	0	- 100.0%	8	4	- 50.0%

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

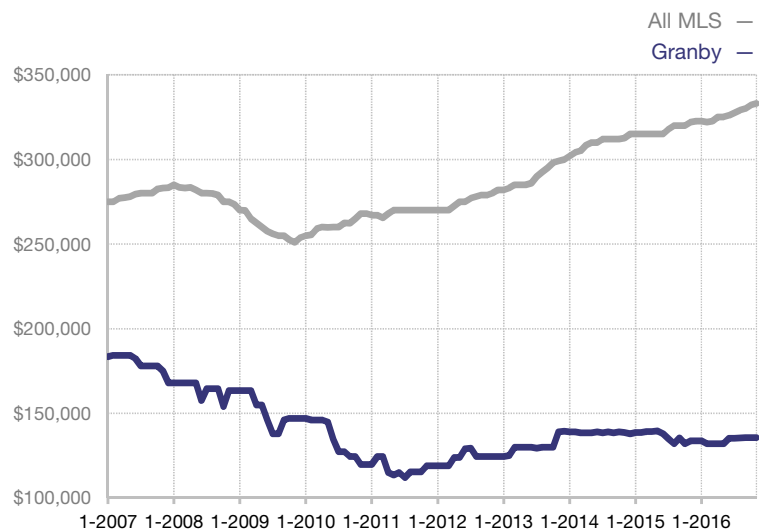
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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