

Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	4	7	+ 75.0%	49	44	- 10.2%
Closed Sales	7	5	- 28.6%	43	42	- 2.3%
Median Sales Price*	\$230,000	\$249,900	+ 8.7%	\$235,000	\$272,000	+ 15.7%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	4.7	8.4	+ 78.7%	--	--	--
Cumulative Days on Market Until Sale	116	22	- 81.0%	120	116	- 3.3%
Percent of Original List Price Received*	93.3%	95.5%	+ 2.4%	94.6%	93.8%	- 0.8%
New Listings	7	12	+ 71.4%	62	66	+ 6.5%

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

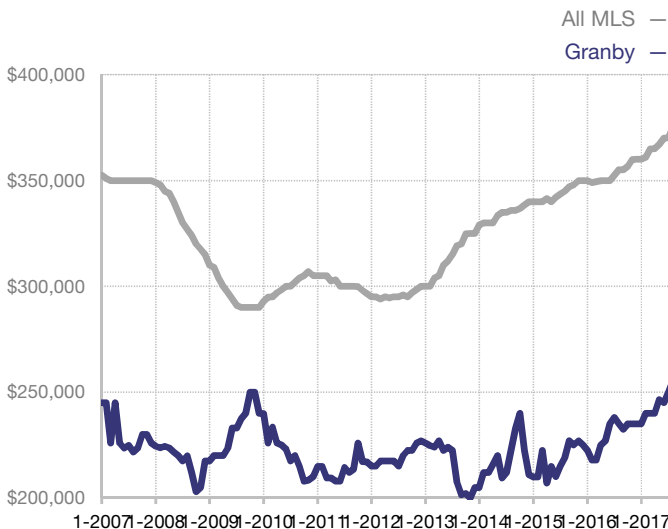
Condominium Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	0	1	--	2	5	+ 150.0%
Closed Sales	1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$136,500	\$138,950	+ 1.8%	\$134,900	\$138,950	+ 3.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	54	17	- 68.5%	222	28	- 87.4%
Percent of Original List Price Received*	97.6%	99.3%	+ 1.7%	95.9%	99.0%	+ 3.2%
New Listings	0	0	--	2	7	+ 250.0%

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

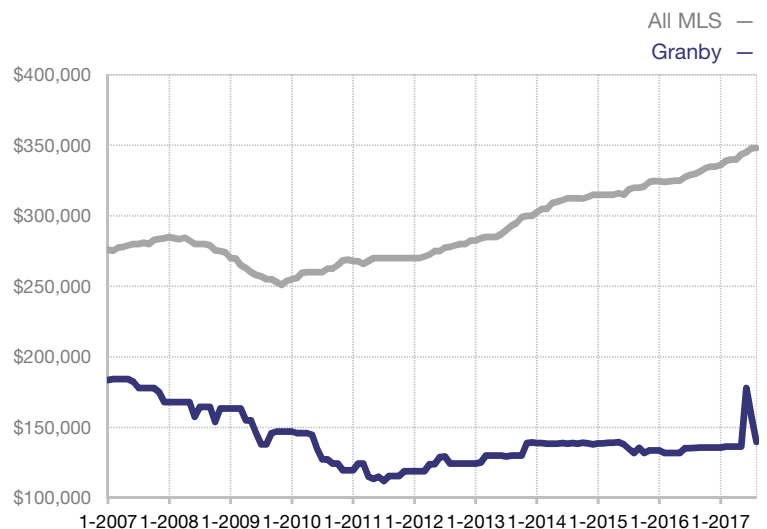
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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