

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	5	+ 150.0%	59	71	+ 20.3%
Closed Sales	6	5	- 16.7%	64	70	+ 9.4%
Median Sales Price*	\$274,750	\$294,000	+ 7.0%	\$334,750	\$336,750	+ 0.6%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	3.1	1.4	- 54.8%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	44	34	- 22.7%
Percent of Original List Price Received*	98.2%	96.5%	- 1.7%	100.7%	101.4%	+ 0.7%
New Listings	3	3	0.0%	67	79	+ 17.9%

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

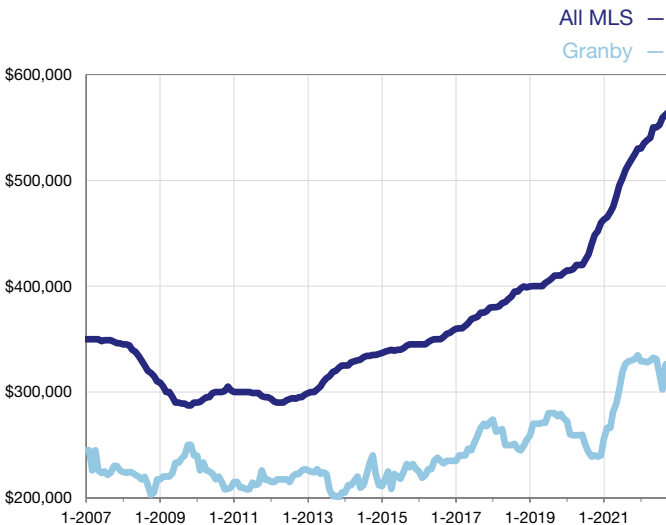
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	11	8	- 27.3%
Closed Sales	1	0	- 100.0%	10	8	- 20.0%
Median Sales Price*	\$175,750	\$0	- 100.0%	\$186,000	\$210,500	+ 13.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	18	29	+ 61.1%
Percent of Original List Price Received*	98.2%	0.0%	- 100.0%	103.4%	106.6%	+ 3.1%
New Listings	0	0	--	13	8	- 38.5%

* 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

