

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	11	+ 57.1%	157	147	- 6.4%
Closed Sales	14	8	- 42.9%	159	149	- 6.3%
Median Sales Price*	\$282,500	\$246,000	- 12.9%	\$253,000	\$282,000	+ 11.5%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	33	31	- 6.1%
Percent of Original List Price Received*	101.7%	99.9%	- 1.8%	102.4%	102.5%	+ 0.1%
New Listings	7	8	+ 14.3%	171	165	- 3.5%

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

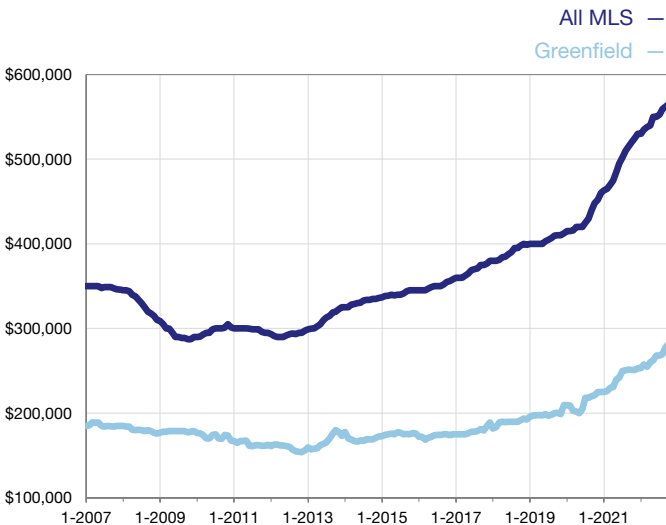
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	19	20	+ 5.3%
Closed Sales	3	3	0.0%	16	23	+ 43.8%
Median Sales Price*	\$245,000	\$205,000	- 16.3%	\$229,250	\$213,550	- 6.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	41	+ 141.2%	19	24	+ 26.3%
Percent of Original List Price Received*	100.8%	98.1%	- 2.7%	99.7%	103.6%	+ 3.9%
New Listings	0	1	--	18	22	+ 22.2%

* 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

