

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$266,500	\$245,000	- 8.1%	\$266,500	\$245,000	- 8.1%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	23	37	+ 60.9%	23	37	+ 60.9%
Percent of Original List Price Received*	104.2%	88.3%	- 15.3%	104.2%	88.3%	- 15.3%
New Listings	4	3	- 25.0%	4	3	- 25.0%

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

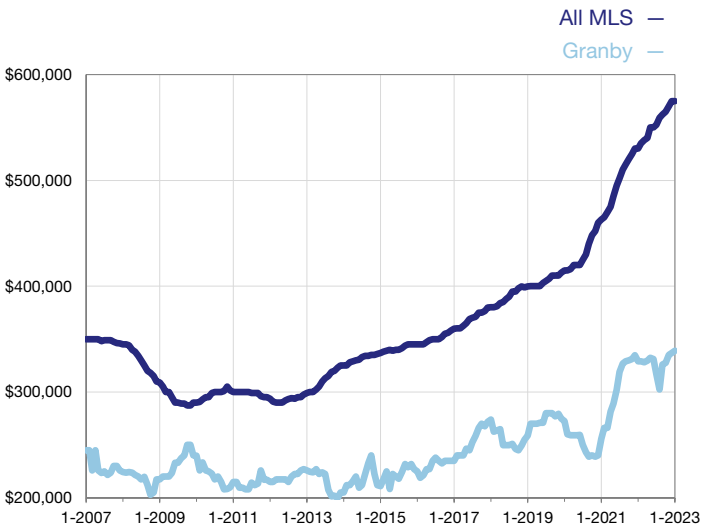
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$175,000	\$239,999	+ 37.1%	\$175,000	\$239,999	+ 37.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	85	59	- 30.6%	85	59	- 30.6%
Percent of Original List Price Received*	92.6%	98.0%	+ 5.8%	92.6%	98.0%	+ 5.8%
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

