

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	8	+ 33.3%	39	51	+ 30.8%
Closed Sales	3	7	+ 133.3%	39	43	+ 10.3%
Median Sales Price*	\$251,000	\$320,000	+ 27.5%	\$240,000	\$280,000	+ 16.7%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--
Months Supply of Inventory	5.0	3.4	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	18	81	+ 350.0%	95	93	- 2.1%
Percent of Original List Price Received*	94.9%	95.8%	+ 0.9%	95.1%	95.2%	+ 0.1%
New Listings	4	7	+ 75.0%	56	60	+ 7.1%

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

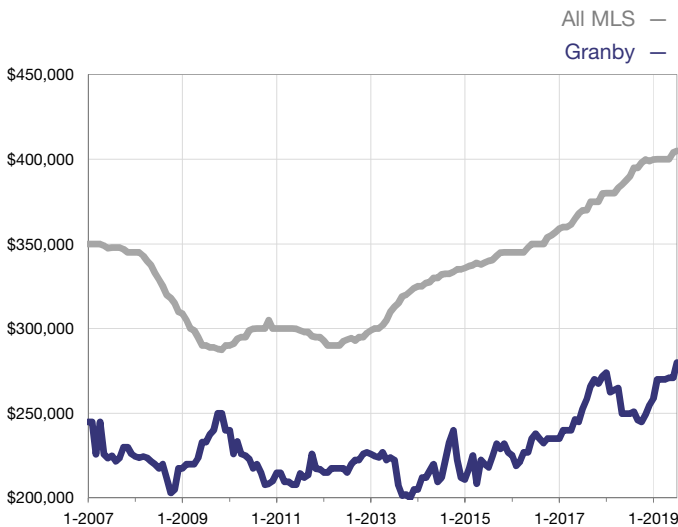
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	0	3	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$137,000	--	\$149,900	\$158,500	+ 5.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	82	44	- 46.3%
Percent of Original List Price Received*	0.0%	97.0%	--	98.5%	96.5%	- 2.0%
New Listings	0	0	--	2	3	+ 50.0%

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

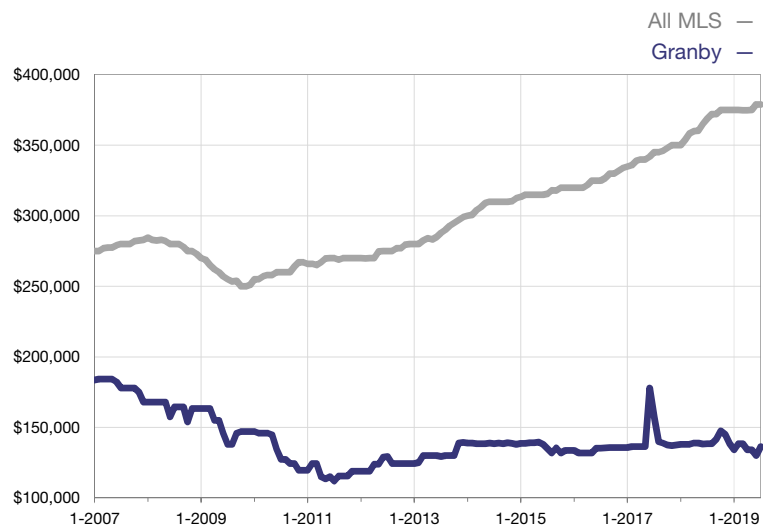
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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