

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	17	- 22.7%	93	88	- 5.4%
Closed Sales	12	17	+ 41.7%	73	67	- 8.2%
Median Sales Price*	\$187,000	\$182,000	- 2.7%	\$190,000	\$189,000	- 0.5%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	3.3	4.0	+ 21.2%	--	--	--
Cumulative Days on Market Until Sale	85	80	- 5.9%	94	71	- 24.5%
Percent of Original List Price Received*	98.5%	94.2%	- 4.4%	96.3%	95.4%	- 0.9%
New Listings	15	25	+ 66.7%	100	117	+ 17.0%

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

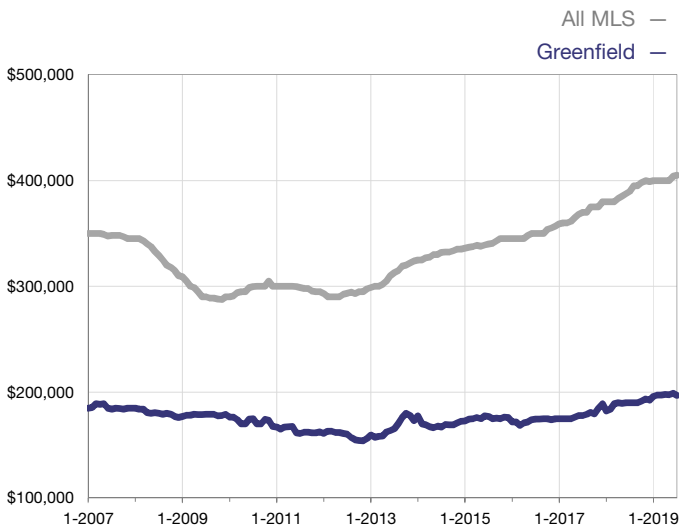
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	0	- 100.0%	11	14	+ 27.3%
Closed Sales	1	1	0.0%	5	14	+ 180.0%
Median Sales Price*	\$159,900	\$195,000	+ 22.0%	\$165,000	\$197,500	+ 19.7%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	7.5	3.1	- 58.7%	--	--	--
Cumulative Days on Market Until Sale	35	0	- 100.0%	50	188	+ 276.0%
Percent of Original List Price Received*	100.0%	97.7%	- 2.3%	98.9%	96.9%	- 2.0%
New Listings	3	2	- 33.3%	18	10	- 44.4%

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

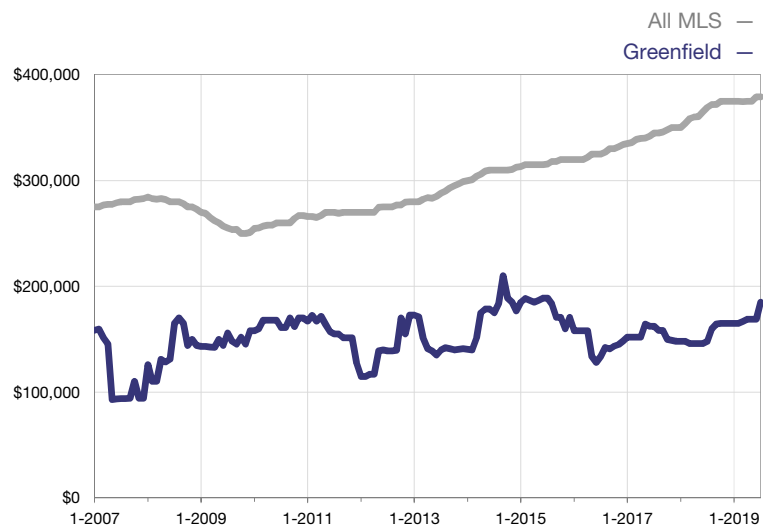
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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