

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	3	- 25.0%	14	17	+ 21.4%
Closed Sales	3	7	+ 133.3%	11	19	+ 72.7%
Median Sales Price*	\$240,000	\$365,500	+ 52.3%	\$225,000	\$340,000	+ 51.1%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	45	39	- 13.3%	88	70	- 20.5%
Percent of Original List Price Received*	100.9%	104.9%	+ 4.0%	95.6%	98.1%	+ 2.6%
New Listings	6	5	- 16.7%	14	19	+ 35.7%

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

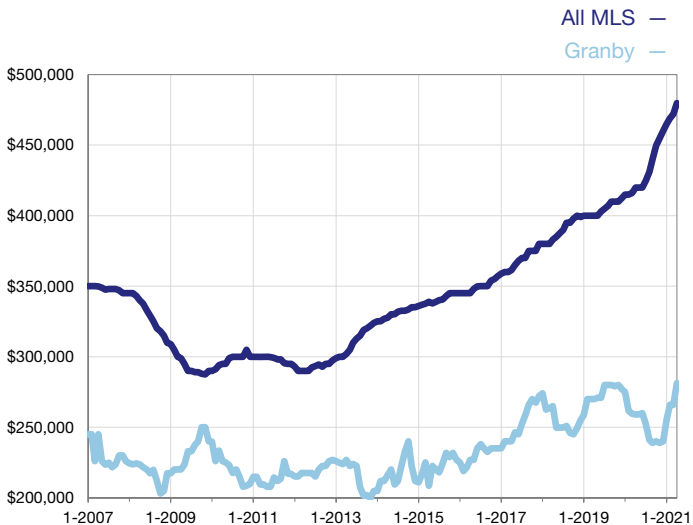
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$182,000	\$0	- 100.0%	\$182,000	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	20	0	- 100.0%
Percent of Original List Price Received*	101.2%	0.0%	- 100.0%	101.2%	0.0%	- 100.0%
New Listings	1	1	0.0%	3	1	- 66.7%

* 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

