

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	16	+ 60.0%	36	47	+ 30.6%
Closed Sales	8	9	+ 12.5%	36	37	+ 2.8%
Median Sales Price*	\$191,750	\$249,000	+ 29.9%	\$183,500	\$227,500	+ 24.0%
Inventory of Homes for Sale	31	6	- 80.6%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	36	39	+ 8.3%	59	38	- 35.6%
Percent of Original List Price Received*	97.8%	105.1%	+ 7.5%	94.6%	99.6%	+ 5.3%
New Listings	9	13	+ 44.4%	44	46	+ 4.5%

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

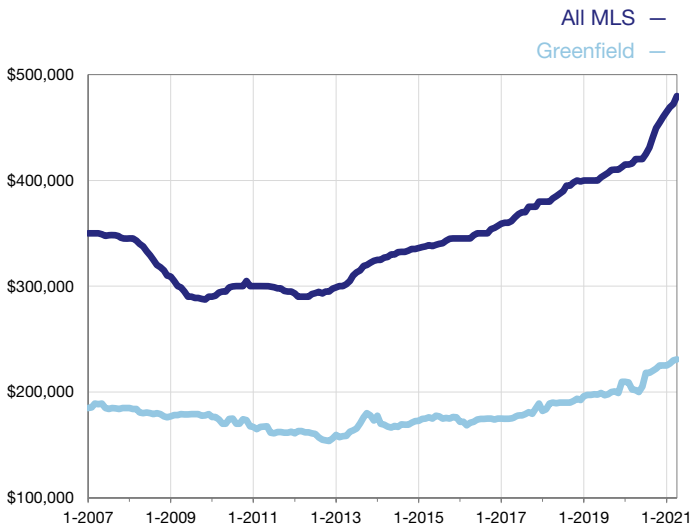
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	6	2	- 66.7%
Median Sales Price*	\$173,000	\$206,000	+ 19.1%	\$163,250	\$169,250	+ 3.7%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	215	19	- 91.2%	112	19	- 83.0%
Percent of Original List Price Received*	93.5%	104.0%	+ 11.2%	93.7%	92.2%	- 1.6%
New Listings	0	2	--	5	3	- 40.0%

* 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

