

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	7	- 22.2%	23	24	+ 4.3%
Closed Sales	1	3	+ 200.0%	12	22	+ 83.3%
Median Sales Price*	\$207,000	\$458,500	+ 121.5%	\$221,500	\$341,250	+ 54.1%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	3.7	1.6	- 56.8%	--	--	--
Cumulative Days on Market Until Sale	107	204	+ 90.7%	90	90	0.0%
Percent of Original List Price Received*	97.2%	102.2%	+ 5.1%	95.7%	98.7%	+ 3.1%
New Listings	13	6	- 53.8%	27	25	- 7.4%

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

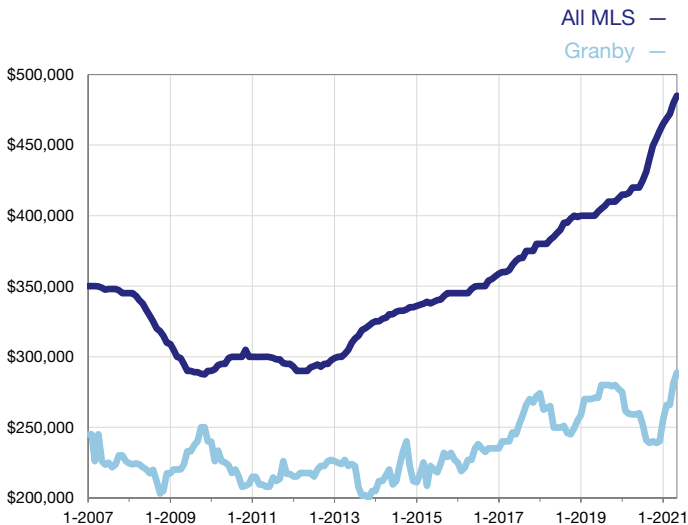
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$138,000	\$186,000	+ 34.8%	\$160,000	\$186,000	+ 16.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	41	20	- 51.2%	31	20	- 35.5%
Percent of Original List Price Received*	98.9%	112.7%	+ 14.0%	100.0%	112.7%	+ 12.7%
New Listings	1	0	- 100.0%	4	1	- 75.0%

* 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

