

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	18	- 18.2%	58	61	+ 5.2%
Closed Sales	10	17	+ 70.0%	46	54	+ 17.4%
Median Sales Price*	\$200,000	\$260,000	+ 30.0%	\$189,500	\$249,500	+ 31.7%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	95	54	- 43.2%	67	43	- 35.8%
Percent of Original List Price Received*	96.5%	101.7%	+ 5.4%	95.1%	100.2%	+ 5.4%
New Listings	12	24	+ 100.0%	56	70	+ 25.0%

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

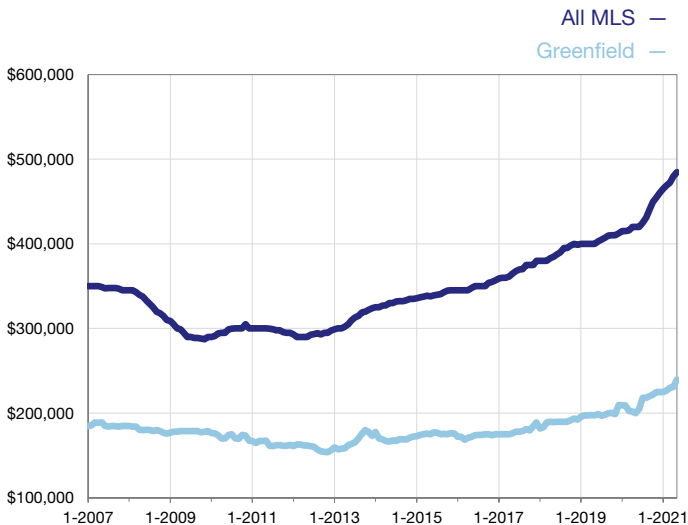
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	0	- 100.0%	9	4	- 55.6%
Closed Sales	2	1	- 50.0%	8	3	- 62.5%
Median Sales Price*	\$127,500	\$349,900	+ 174.4%	\$157,000	\$206,000	+ 31.2%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	90	20	- 77.8%	107	20	- 81.3%
Percent of Original List Price Received*	92.5%	100.0%	+ 8.1%	93.4%	94.8%	+ 1.5%
New Listings	7	0	- 100.0%	12	3	- 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

