

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Granby

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	6	- 14.3%	57	67	+ 17.5%
Closed Sales	5	2	- 60.0%	58	65	+ 12.1%
Median Sales Price*	\$230,000	<b>\$336,750</b>	+ 46.4%	\$341,250	<b>\$338,500</b>	- 0.8%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	24	38	+ 58.3%	45	34	- 24.4%
Percent of Original List Price Received*	102.7%	96.5%	- 6.0%	101.0%	101.8%	+ 0.8%
New Listings	6	5	- 16.7%	64	76	+ 18.8%

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

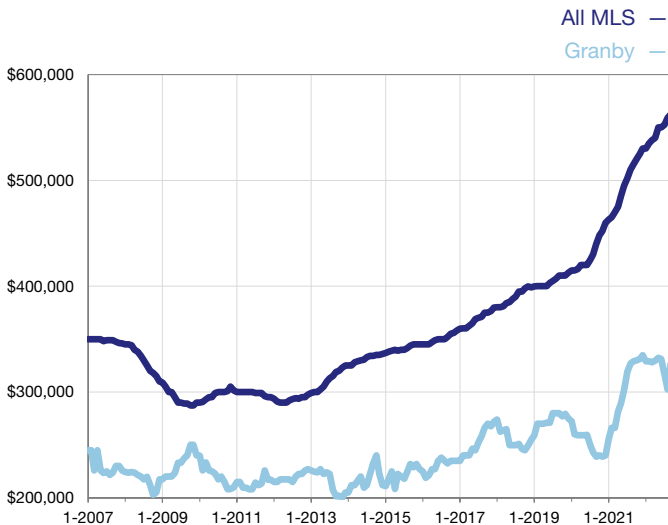
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	10	7	- 30.0%
Closed Sales	1	0	- 100.0%	9	8	- 11.1%
Median Sales Price*	\$198,000	<b>\$0</b>	- 100.0%	\$186,000	<b>\$210,500</b>	+ 13.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	44	0	- 100.0%	15	29	+ 93.3%
Percent of Original List Price Received*	97.3%	0.0%	- 100.0%	103.9%	106.6%	+ 2.6%
New Listings	1	1	0.0%	13	8	- 38.5%

\* 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

