

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	13	- 18.8%	150	140	- 6.7%
Closed Sales	14	16	+ 14.3%	145	141	- 2.8%
Median Sales Price*	\$236,550	\$267,500	+ 13.1%	\$251,000	\$282,500	+ 12.5%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	39	34	- 12.8%	34	31	- 8.8%
Percent of Original List Price Received*	100.6%	93.3%	- 7.3%	102.4%	102.6%	+ 0.2%
New Listings	8	9	+ 12.5%	164	157	- 4.3%

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

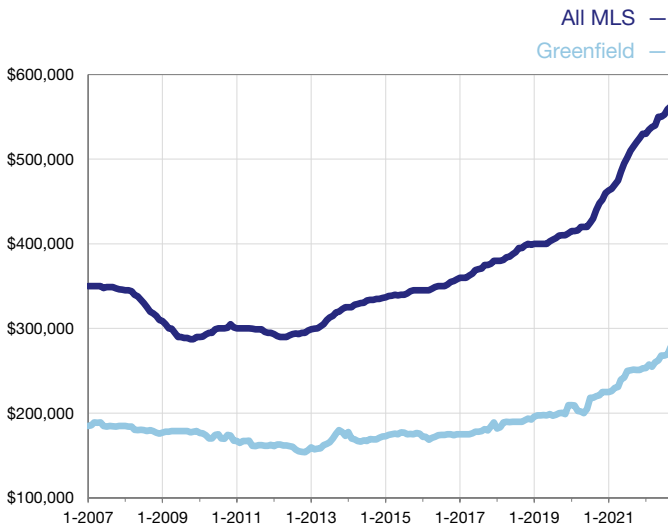
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	4	+ 33.3%	17	20	+ 17.6%
Closed Sales	3	3	0.0%	13	20	+ 53.8%
Median Sales Price*	\$250,000	\$265,000	+ 6.0%	\$220,000	\$216,775	- 1.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	20	22	+ 10.0%
Percent of Original List Price Received*	99.7%	103.5%	+ 3.8%	99.4%	104.4%	+ 5.0%
New Listings	2	1	- 50.0%	18	21	+ 16.7%

* 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

