

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	7	7	0.0%
Closed Sales	3	5	+ 66.7%	7	8	+ 14.3%
Median Sales Price*	\$295,000	\$254,750	- 13.6%	\$281,000	\$247,500	- 11.9%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--
Cumulative Days on Market Until Sale	34	82	+ 141.2%	28	65	+ 132.1%
Percent of Original List Price Received*	99.8%	99.9%	+ 0.1%	102.3%	95.6%	- 6.5%
New Listings	9	7	- 22.2%	13	10	- 23.1%

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

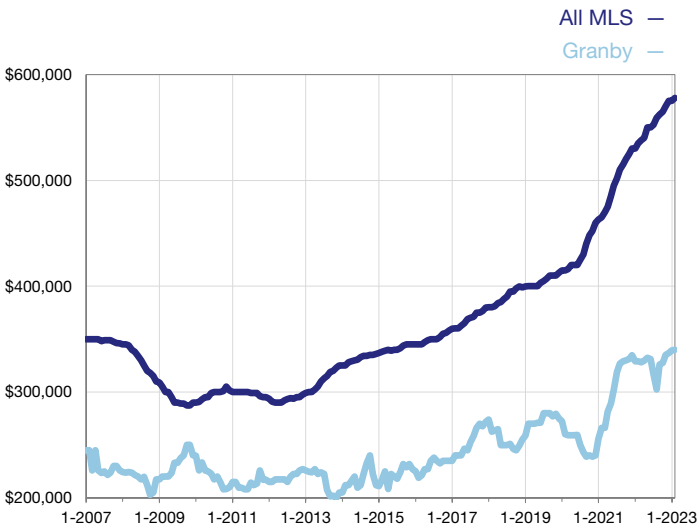
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$175,000	\$239,999	+ 37.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	85	59	- 30.6%
Percent of Original List Price Received*	0.0%	0.0%	--	92.6%	98.0%	+ 5.8%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

