

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greenfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	7	12	+ 71.4%
Closed Sales	8	2	- 75.0%	15	12	- 20.0%
Median Sales Price*	\$277,500	<b>\$428,000</b>	+ 54.2%	\$270,000	<b>\$288,750</b>	+ 6.9%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	28	18	- 35.7%	36	26	- 27.8%
Percent of Original List Price Received*	109.0%	<b>103.0%</b>	- 5.5%	103.0%	<b>101.1%</b>	- 1.8%
New Listings	6	6	0.0%	9	9	0.0%

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

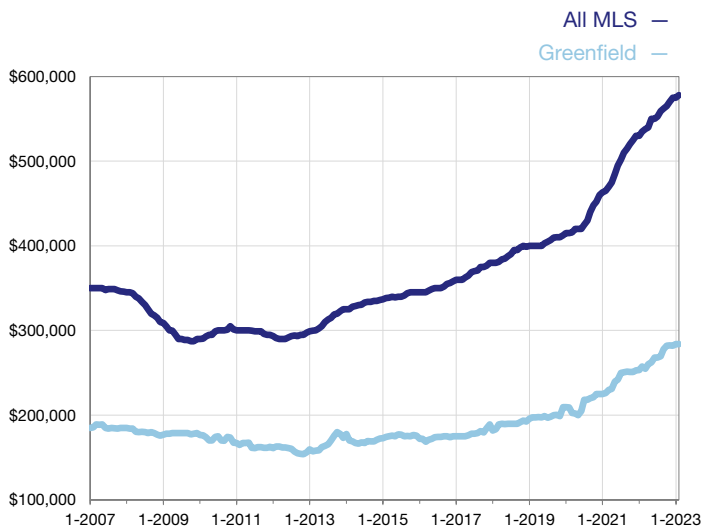
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$213,000	<b>\$0</b>	- 100.0%	\$213,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	23	0	- 100.0%
Percent of Original List Price Received*	107.8%	<b>0.0%</b>	- 100.0%	100.7%	<b>0.0%</b>	- 100.0%
New Listings	4	1	- 75.0%	5	2	- 60.0%

\* 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

