

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	14	11	- 21.4%
Closed Sales	5	3	- 40.0%	12	11	- 8.3%
Median Sales Price*	\$305,000	\$299,995	- 1.6%	\$288,000	\$250,000	- 13.2%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	40	6	- 85.0%	33	49	+ 48.5%
Percent of Original List Price Received*	98.1%	103.1%	+ 5.1%	100.6%	97.6%	- 3.0%
New Listings	10	6	- 40.0%	23	16	- 30.4%

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

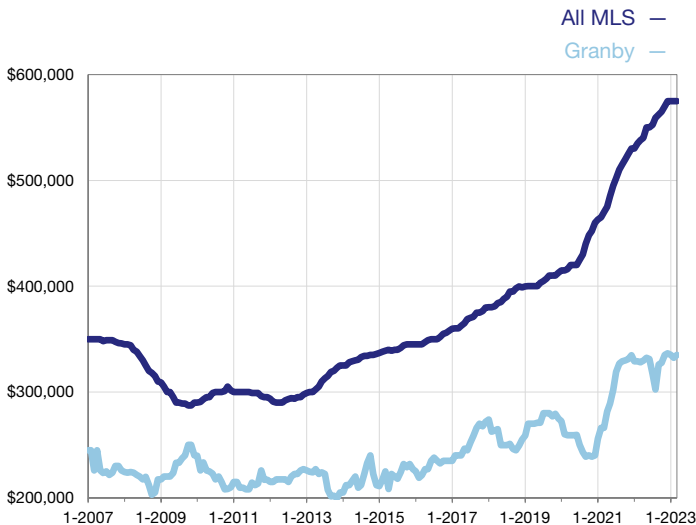
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$210,000	\$0	- 100.0%	\$192,500	\$239,999	+ 24.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	34	0	- 100.0%	60	59	- 1.7%
Percent of Original List Price Received*	102.5%	0.0%	- 100.0%	97.5%	98.0%	+ 0.5%
New Listings	0	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

