

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	5	- 58.3%	19	16	- 15.8%
Closed Sales	1	7	+ 600.0%	16	19	+ 18.8%
Median Sales Price*	\$145,000	\$265,000	+ 82.8%	\$255,000	\$267,000	+ 4.7%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	21	51	+ 142.9%	36	35	- 2.8%
Percent of Original List Price Received*	106.7%	105.5%	- 1.1%	103.2%	102.7%	- 0.5%
New Listings	17	8	- 52.9%	26	17	- 34.6%

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

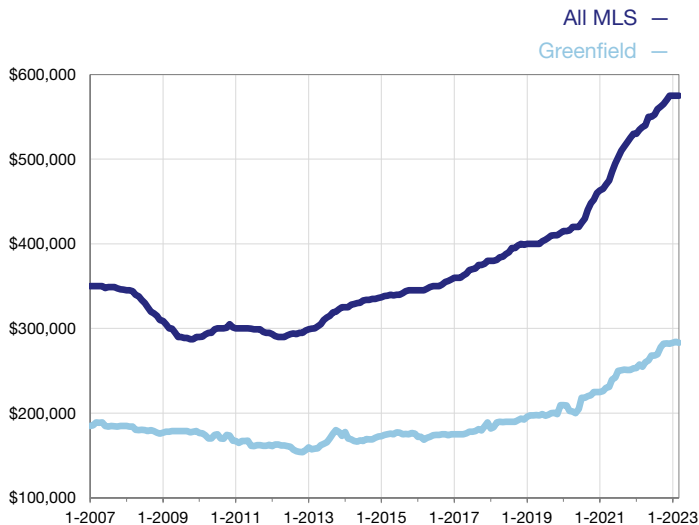
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	4	2	- 50.0%
Closed Sales	3	1	- 66.7%	6	1	- 83.3%
Median Sales Price*	\$213,550	\$265,000	+ 24.1%	\$213,275	\$265,000	+ 24.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	16	8	- 50.0%	20	8	- 60.0%
Percent of Original List Price Received*	103.4%	106.0%	+ 2.5%	102.1%	106.0%	+ 3.8%
New Listings	0	3	--	5	5	0.0%

* 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

