

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	3	- 70.0%	24	14	- 41.7%
Closed Sales	7	4	- 42.9%	19	15	- 21.1%
Median Sales Price*	\$350,000	\$278,500	- 20.4%	\$305,000	\$254,750	- 16.5%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.7	2.2	- 18.5%	--	--	--
Cumulative Days on Market Until Sale	16	28	+ 75.0%	26	43	+ 65.4%
Percent of Original List Price Received*	106.5%	101.1%	- 5.1%	102.8%	98.6%	- 4.1%
New Listings	11	3	- 72.7%	34	19	- 44.1%

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

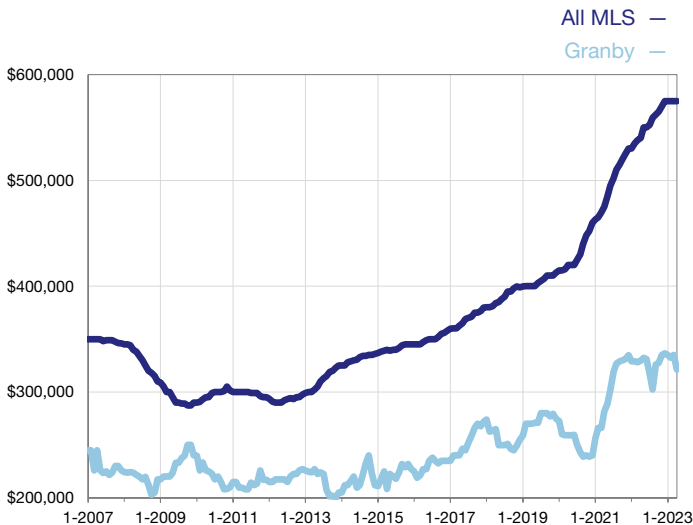
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$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	0	0	--	60	59	- 1.7%
Percent of Original List Price Received*	0.0%	0.0%	--	97.5%	98.0%	+ 0.5%
New Listings	0	1	--	1	1	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

