

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Granby

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	27	17	- 37.0%
Closed Sales	6	2	- 66.7%	25	17	- 32.0%
Median Sales Price*	\$434,950	<b>\$345,563</b>	- 20.6%	\$345,000	<b>\$261,000</b>	- 24.3%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	7	- 75.0%	27	39	+ 44.4%
Percent of Original List Price Received*	99.3%	<b>106.3%</b>	+ 7.0%	101.9%	<b>99.5%</b>	- 2.4%
New Listings	5	3	- 40.0%	39	21	- 46.2%

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

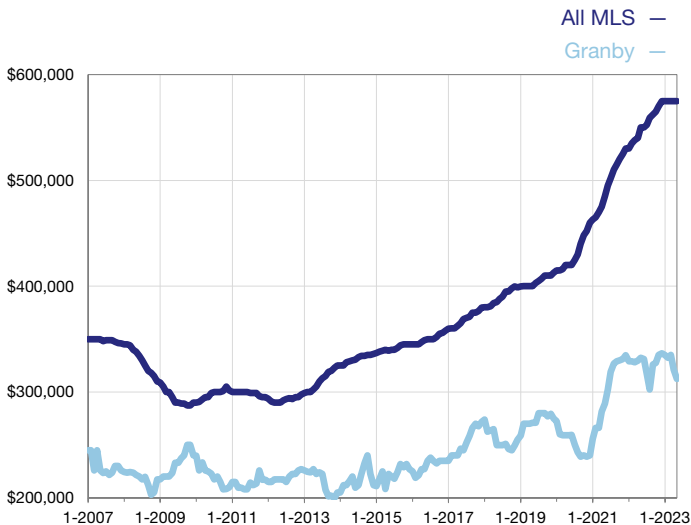
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$192,500	<b>\$239,999</b>	+ 24.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	60	59	- 1.7%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	97.5%	<b>98.0%</b>	+ 0.5%
New Listings	1	0	- 100.0%	2	1	- 50.0%

\* 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

