

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	15	0.0%	51	45	- 11.8%
Closed Sales	12	9	- 25.0%	39	36	- 7.7%
Median Sales Price*	\$261,000	\$325,000	+ 24.5%	\$275,000	\$283,750	+ 3.2%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	31	34	+ 9.7%
Percent of Original List Price Received*	103.6%	108.2%	+ 4.4%	104.0%	103.2%	- 0.8%
New Listings	18	23	+ 27.8%	61	53	- 13.1%

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

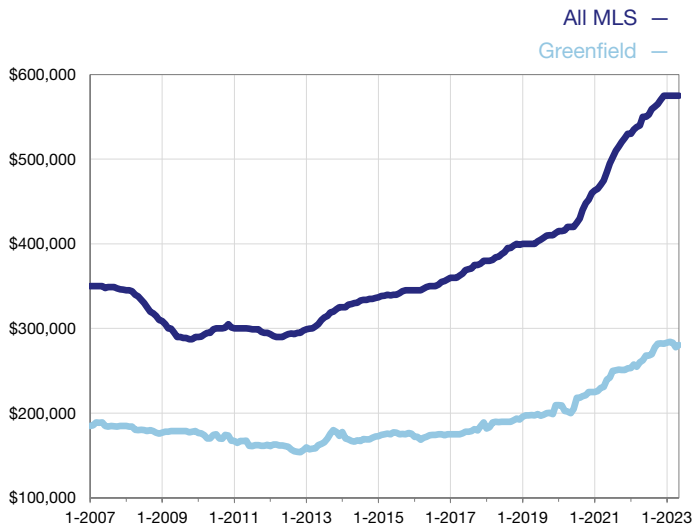
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	7	6	- 14.3%
Closed Sales	0	0	--	7	3	- 57.1%
Median Sales Price*	\$0	\$0	--	\$213,550	\$265,000	+ 24.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	16	- 20.0%
Percent of Original List Price Received*	0.0%	0.0%	--	103.5%	107.3%	+ 3.7%
New Listings	3	1	- 66.7%	9	7	- 22.2%

* 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

