

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	36	22	- 38.9%
Closed Sales	7	1	- 85.7%	32	18	- 43.8%
Median Sales Price*	\$371,000	\$505,000	+ 36.1%	\$345,000	\$278,500	- 19.3%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	54	6	- 88.9%	33	37	+ 12.1%
Percent of Original List Price Received*	96.3%	101.0%	+ 4.9%	100.7%	99.5%	- 1.2%
New Listings	7	4	- 42.9%	46	25	- 45.7%

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

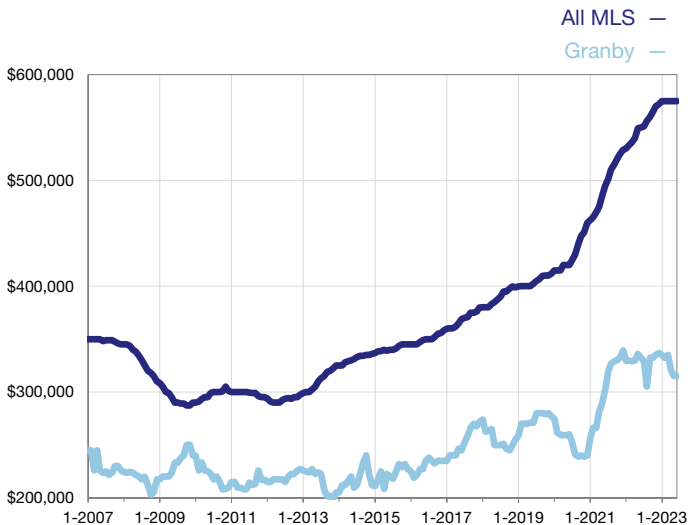
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$285,000	\$220,000	- 22.8%	\$210,000	\$230,000	+ 9.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	48	50	+ 4.2%
Percent of Original List Price Received*	98.6%	104.5%	+ 6.0%	97.9%	101.2%	+ 3.4%
New Listings	3	0	- 100.0%	5	1	- 80.0%

* 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

