

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	20	+ 5.3%	70	62	- 11.4%
Closed Sales	18	16	- 11.1%	57	52	- 8.8%
Median Sales Price*	\$317,500	\$325,950	+ 2.7%	\$285,000	\$291,000	+ 2.1%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	39	+ 8.3%	33	35	+ 6.1%
Percent of Original List Price Received*	102.0%	103.2%	+ 1.2%	103.4%	103.2%	- 0.2%
New Listings	25	23	- 8.0%	86	75	- 12.8%

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

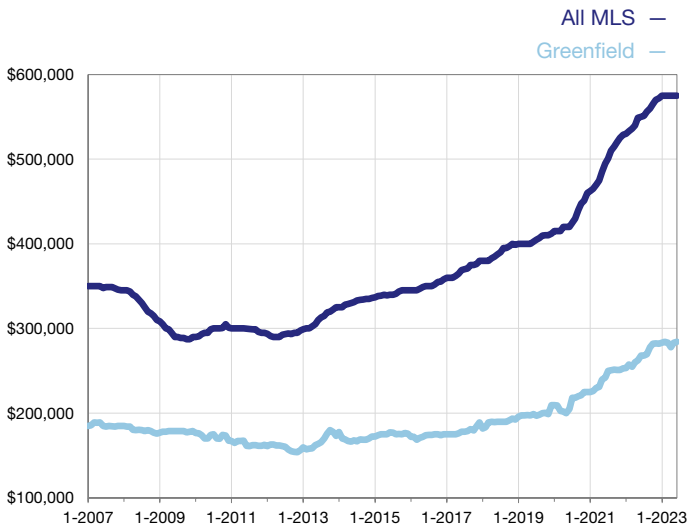
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	9	6	- 33.3%
Closed Sales	2	3	+ 50.0%	9	6	- 33.3%
Median Sales Price*	\$232,500	\$200,500	- 13.8%	\$213,550	\$231,000	+ 8.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	38	12	- 68.4%	24	14	- 41.7%
Percent of Original List Price Received*	103.5%	107.4%	+ 3.8%	103.5%	107.4%	+ 3.8%
New Listings	1	0	- 100.0%	10	7	- 30.0%

* 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

