

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Colrain

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	2	- 50.0%
Closed Sales	1	1	0.0%	5	3	- 40.0%
Median Sales Price*	\$600,000	\$475,000	- 20.8%	\$349,900	\$395,000	+ 12.9%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	6.1	1.3	- 78.7%	--	--	--
Cumulative Days on Market Until Sale	86	123	+ 43.0%	59	141	+ 139.0%
Percent of Original List Price Received*	93.9%	97.9%	+ 4.3%	95.1%	95.9%	+ 0.8%
New Listings	3	1	- 66.7%	10	6	- 40.0%

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

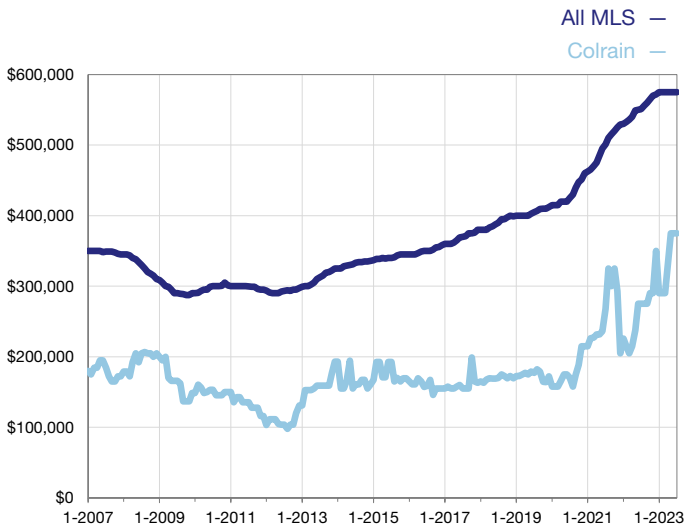
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	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

