

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	40	23	- 42.5%
Closed Sales	6	5	- 16.7%	38	23	- 39.5%
Median Sales Price*	\$320,000	\$599,900	+ 87.5%	\$345,000	\$299,995	- 13.0%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	3.9	2.9	- 25.6%	--	--	--
Cumulative Days on Market Until Sale	32	66	+ 106.3%	33	44	+ 33.3%
Percent of Original List Price Received*	109.1%	105.9%	- 2.9%	102.0%	100.9%	- 1.1%
New Listings	10	4	- 60.0%	56	29	- 48.2%

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

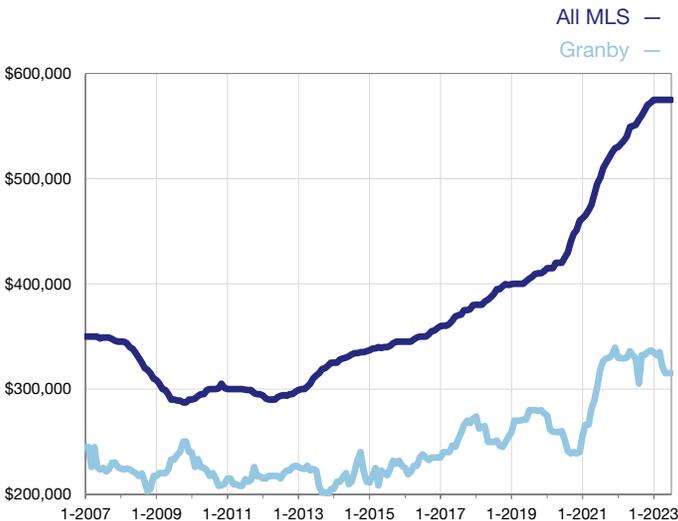
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$185,000	\$0	- 100.0%	\$197,500	\$230,000	+ 16.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	41	50	+ 22.0%
Percent of Original List Price Received*	105.7%	0.0%	- 100.0%	99.9%	101.2%	+ 1.3%
New Listings	2	1	- 50.0%	7	2	- 71.4%

* 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

