

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	18	- 5.3%	89	78	- 12.4%
Closed Sales	19	17	- 10.5%	76	69	- 9.2%
Median Sales Price*	\$270,000	\$299,900	+ 11.1%	\$277,500	\$292,000	+ 5.2%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 21.9%	32	33	+ 3.1%
Percent of Original List Price Received*	106.3%	102.5%	- 3.6%	104.1%	103.0%	- 1.1%
New Listings	19	8	- 57.9%	105	83	- 21.0%

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

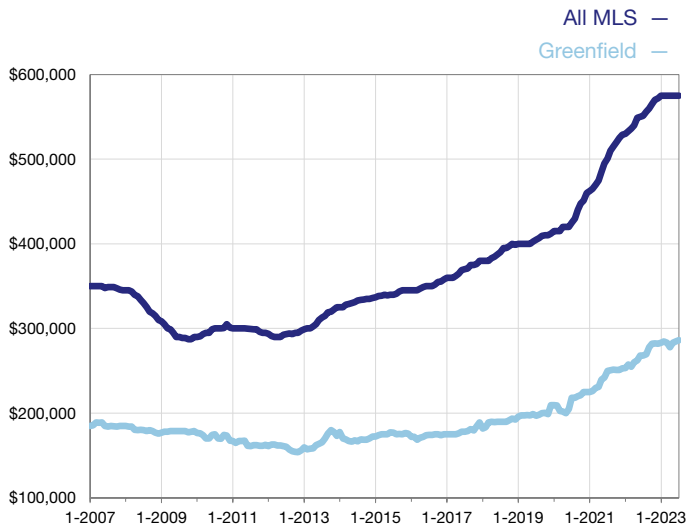
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	10	7	- 30.0%
Closed Sales	0	0	--	9	6	- 33.3%
Median Sales Price*	\$0	\$0	--	\$213,550	\$231,000	+ 8.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	24	14	- 41.7%
Percent of Original List Price Received*	0.0%	0.0%	--	103.5%	107.4%	+ 3.8%
New Listings	1	1	0.0%	11	8	- 27.3%

* 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

