

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Granby

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	50	28	- 44.0%
Closed Sales	8	4	- 50.0%	46	27	- 41.3%
Median Sales Price*	\$275,750	<b>\$332,500</b>	+ 20.6%	\$326,125	<b>\$315,000</b>	- 3.4%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	30	40	+ 33.3%
Percent of Original List Price Received*	103.4%	<b>105.0%</b>	+ 1.5%	102.3%	<b>101.5%</b>	- 0.8%
New Listings	7	1	- 85.7%	63	30	- 52.4%

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

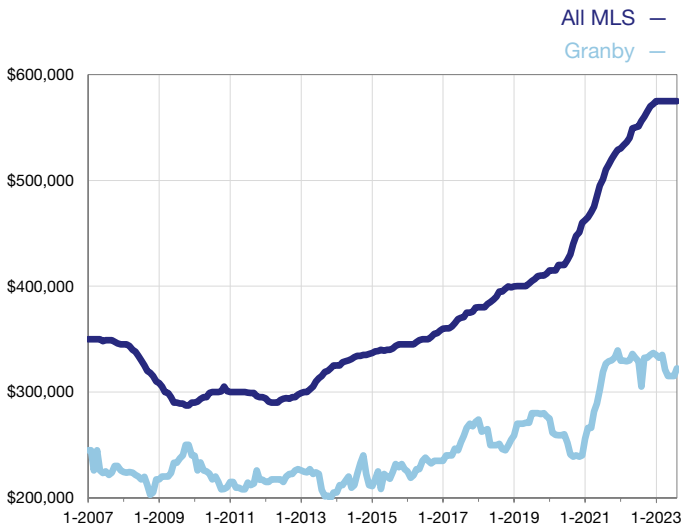
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	7	4	- 42.9%
Closed Sales	4	0	- 100.0%	8	2	- 75.0%
Median Sales Price*	\$217,375	<b>\$0</b>	- 100.0%	\$210,500	<b>\$230,000</b>	+ 9.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	29	50	+ 72.4%
Percent of Original List Price Received*	113.4%	<b>0.0%</b>	- 100.0%	106.6%	<b>101.2%</b>	- 5.1%
New Listings	0	1	--	7	3	- 57.1%

\* 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

