

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	21	+ 16.7%	107	94	- 12.1%
Closed Sales	21	13	- 38.1%	97	82	- 15.5%
Median Sales Price*	\$272,000	\$351,000	+ 29.0%	\$275,000	\$299,900	+ 9.1%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	31	32	+ 3.2%
Percent of Original List Price Received*	101.4%	96.7%	- 4.6%	103.5%	102.0%	- 1.4%
New Listings	11	16	+ 45.5%	116	99	- 14.7%

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

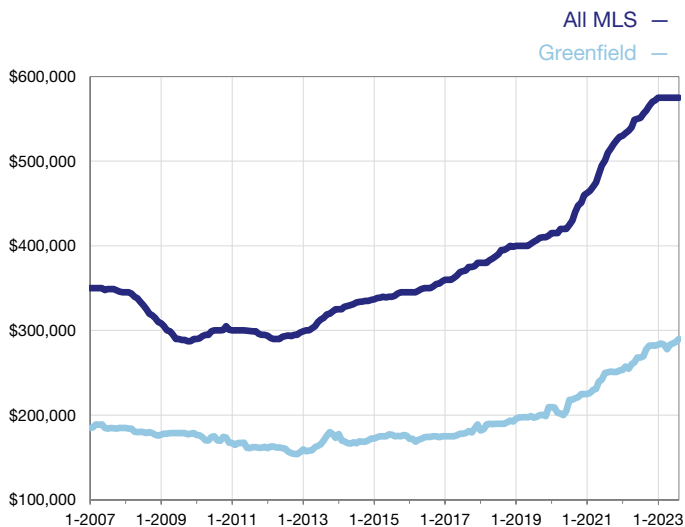
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	11	9	- 18.2%
Closed Sales	3	0	- 100.0%	12	6	- 50.0%
Median Sales Price*	\$220,000	\$0	- 100.0%	\$216,775	\$231,000	+ 6.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	22	14	- 36.4%
Percent of Original List Price Received*	108.2%	0.0%	- 100.0%	104.7%	107.4%	+ 2.6%
New Listings	1	3	+ 200.0%	12	11	- 8.3%

* 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

