

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	2	- 75.0%	58	29	- 50.0%
Closed Sales	9	5	- 44.4%	55	32	- 41.8%
Median Sales Price*	\$348,600	\$485,000	+ 39.1%	\$340,000	\$320,000	- 5.9%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--
Cumulative Days on Market Until Sale	62	68	+ 9.7%	35	44	+ 25.7%
Percent of Original List Price Received*	101.6%	92.9%	- 8.6%	102.2%	100.2%	- 2.0%
New Listings	5	4	- 20.0%	68	34	- 50.0%

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

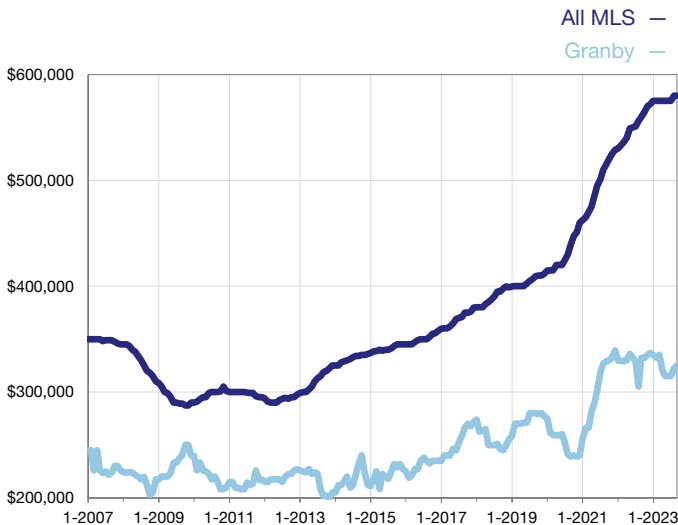
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	4	- 42.9%
Closed Sales	0	2	--	8	4	- 50.0%
Median Sales Price*	\$0	\$236,500	--	\$210,500	\$235,000	+ 11.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	13	--	29	31	+ 6.9%
Percent of Original List Price Received*	0.0%	106.5%	--	106.6%	103.9%	- 2.5%
New Listings	0	0	--	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

