

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	116	99	- 14.7%
Closed Sales	19	11	- 42.1%	116	93	- 19.8%
Median Sales Price*	\$326,000	\$320,000	- 1.8%	\$285,000	\$300,000	+ 5.3%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	30	32	+ 6.7%
Percent of Original List Price Received*	105.8%	106.8%	+ 0.9%	103.9%	102.6%	- 1.3%
New Listings	15	9	- 40.0%	131	108	- 17.6%

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

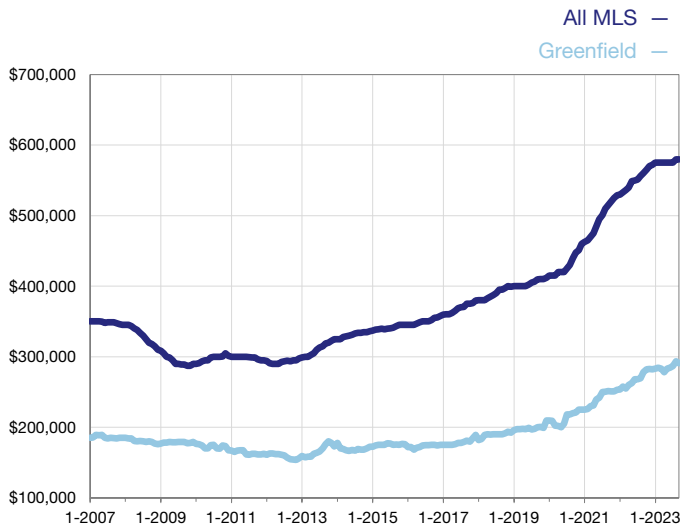
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	12	10	- 16.7%
Closed Sales	2	2	0.0%	14	8	- 42.9%
Median Sales Price*	\$253,500	\$252,500	- 0.4%	\$221,861	\$231,000	+ 4.1%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	13	8	- 38.5%	20	13	- 35.0%
Percent of Original List Price Received*	109.2%	107.9%	- 1.2%	105.3%	107.5%	+ 2.1%
New Listings	7	0	- 100.0%	19	11	- 42.1%

* 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

