

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	61	33	- 45.9%
Closed Sales	8	1	- 87.5%	63	33	- 47.6%
Median Sales Price*	\$333,750	\$360,000	+ 7.9%	\$340,000	\$325,000	- 4.4%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.9	4.3	+ 126.3%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	34	44	+ 29.4%
Percent of Original List Price Received*	100.8%	102.9%	+ 2.1%	102.0%	100.3%	- 1.7%
New Listings	2	10	+ 400.0%	70	44	- 37.1%

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

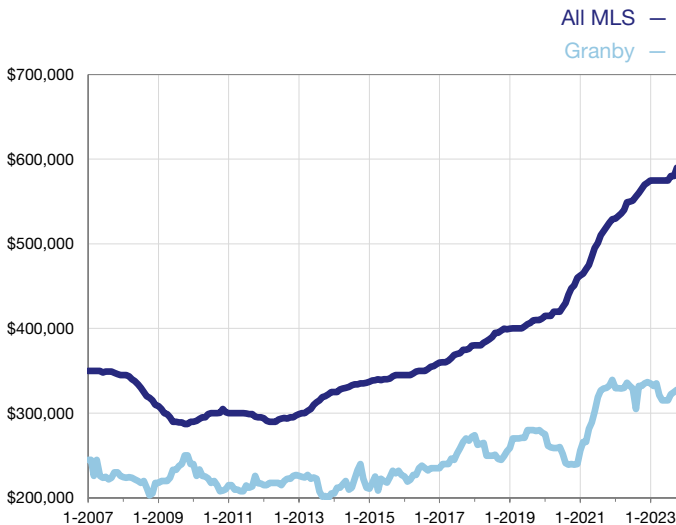
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	4	- 42.9%
Closed Sales	0	0	--	8	4	- 50.0%
Median Sales Price*	\$0	\$0	--	\$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	0	--	29	31	+ 6.9%
Percent of Original List Price Received*	0.0%	0.0%	--	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

