

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	126	107	- 15.1%
Closed Sales	9	10	+ 11.1%	125	103	- 17.6%
Median Sales Price*	\$265,000	\$302,750	+ 14.2%	\$285,000	\$300,000	+ 5.3%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	29	19	- 34.5%	30	31	+ 3.3%
Percent of Original List Price Received*	102.9%	101.6%	- 1.3%	103.8%	102.5%	- 1.3%
New Listings	16	11	- 31.3%	147	119	- 19.0%

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

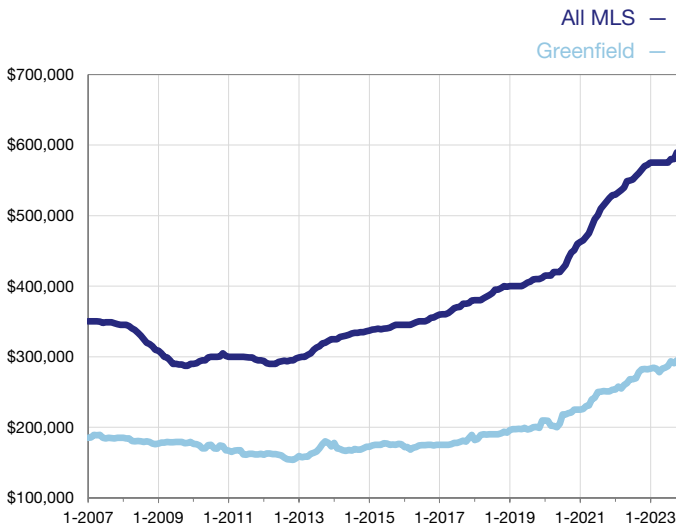
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	16	10	- 37.5%
Closed Sales	3	1	- 66.7%	17	9	- 47.1%
Median Sales Price*	\$147,000	\$175,000	+ 19.0%	\$213,550	\$227,000	+ 6.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 25.0%	22	13	- 40.9%
Percent of Original List Price Received*	101.0%	100.0%	- 1.0%	104.6%	106.7%	+ 2.0%
New Listings	1	1	0.0%	20	12	- 40.0%

* 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

