

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Granby

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	66	38	- 42.4%
Closed Sales	2	4	+ 100.0%	65	37	- 43.1%
Median Sales Price*	\$336,750	<b>\$418,500</b>	+ 24.3%	\$338,500	<b>\$325,000</b>	- 4.0%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.9	3.7	+ 94.7%	--	--	--
Cumulative Days on Market Until Sale	38	32	- 15.8%	34	42	+ 23.5%
Percent of Original List Price Received*	96.5%	<b>96.0%</b>	- 0.5%	101.8%	<b>99.8%</b>	- 2.0%
New Listings	5	4	- 20.0%	75	48	- 36.0%

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

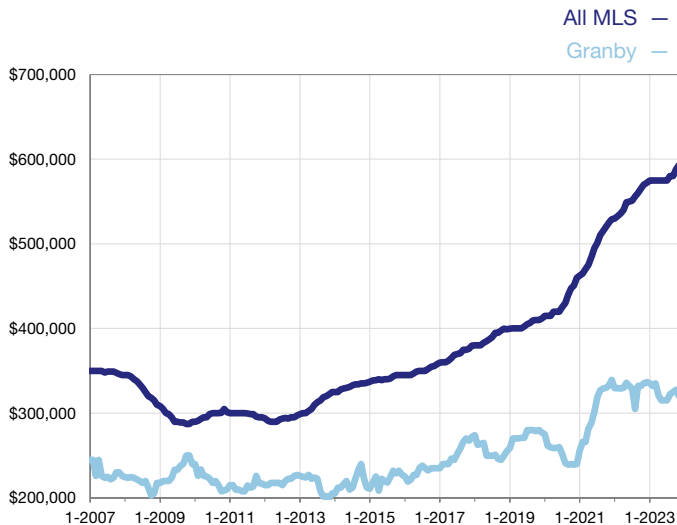
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	7	5	- 28.6%
Closed Sales	0	0	--	8	4	- 50.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$210,500	<b>\$235,000</b>	+ 11.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	29	31	+ 6.9%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	106.6%	<b>103.9%</b>	- 2.5%
New Listings	1	1	0.0%	8	4	- 50.0%

\* 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

