

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	136	115	- 15.4%
Closed Sales	16	10	- 37.5%	141	113	- 19.9%
Median Sales Price*	\$267,500	\$311,000	+ 16.3%	\$282,500	\$300,000	+ 6.2%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	45	+ 32.4%	31	32	+ 3.2%
Percent of Original List Price Received*	93.3%	94.5%	+ 1.3%	102.6%	101.8%	- 0.8%
New Listings	8	6	- 25.0%	155	125	- 19.4%

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

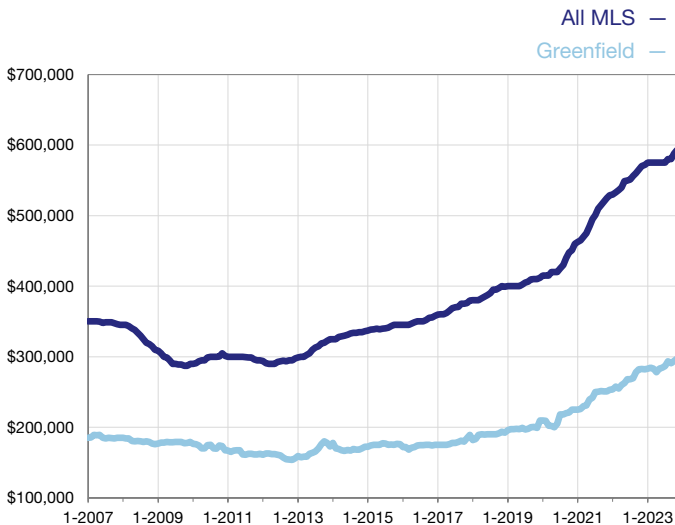
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	20	11	- 45.0%
Closed Sales	3	0	- 100.0%	20	9	- 55.0%
Median Sales Price*	\$265,000	\$0	- 100.0%	\$216,775	\$227,000	+ 4.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	22	13	- 40.9%
Percent of Original List Price Received*	103.5%	0.0%	- 100.0%	104.4%	106.7%	+ 2.2%
New Listings	1	0	- 100.0%	21	12	- 42.9%

* 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

