

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	5	- 54.5%	147	119	- 19.0%
Closed Sales	8	7	- 12.5%	149	121	- 18.8%
Median Sales Price*	\$246,000	\$225,000	- 8.5%	\$282,000	\$300,000	+ 6.4%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	31	32	+ 3.2%
Percent of Original List Price Received*	99.9%	96.3%	- 3.6%	102.5%	101.5%	- 1.0%
New Listings	8	7	- 12.5%	163	132	- 19.0%

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

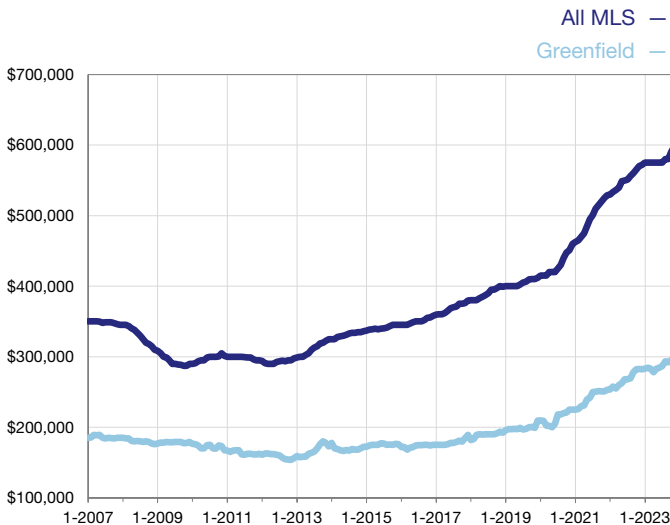
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	20	12	- 40.0%
Closed Sales	3	3	0.0%	23	12	- 47.8%
Median Sales Price*	\$205,000	\$205,000	0.0%	\$213,550	\$216,000	+ 1.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	41	9	- 78.0%	24	12	- 50.0%
Percent of Original List Price Received*	98.1%	106.0%	+ 8.1%	103.6%	106.5%	+ 2.8%
New Listings	1	1	0.0%	22	13	- 40.9%

* 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

