

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

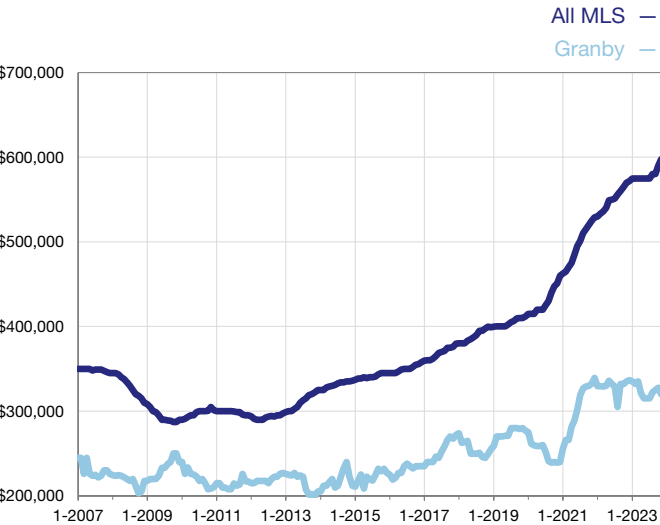
| Single-Family Properties | January | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 3 | 1 | - 66.7% | 3 | 1 | - 66.7% |
| Closed Sales | 3 | 5 | + 66.7% | 3 | 5 | + 66.7% |
| Median Sales Price* | \$245,000 | \$400,000 | + 63.3% | \$245,000 | \$400,000 | + 63.3% |
| Inventory of Homes for Sale | 7 | 13 | + 85.7% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 4.0 | + 233.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 37 | 36 | - 2.7% | 37 | 36 | - 2.7% |
| Percent of Original List Price Received* | 88.3% | 98.5% | + 11.6% | 88.3% | 98.5% | + 11.6% |
| New Listings | 2 | 4 | + 100.0% | 2 | 4 | + 100.0% |

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

| Condominium Properties | January | | | Year to Date | | |
|--|-----------|------|----------|--------------|------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Median Sales Price* | \$239,999 | \$0 | - 100.0% | \$239,999 | \$0 | - 100.0% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 59 | 0 | - 100.0% | 59 | 0 | - 100.0% |
| Percent of Original List Price Received* | 98.0% | 0.0% | - 100.0% | 98.0% | 0.0% | - 100.0% |
| New Listings | 0 | 0 | -- | 0 | 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

