

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	11	13	+ 18.2%
Closed Sales	2	8	+ 300.0%	12	14	+ 16.7%
Median Sales Price*	\$428,000	\$303,000	- 29.2%	\$288,750	\$303,000	+ 4.9%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	69	+ 283.3%	26	56	+ 115.4%
Percent of Original List Price Received*	103.0%	96.8%	- 6.0%	101.1%	96.1%	- 4.9%
New Listings	6	4	- 33.3%	9	10	+ 11.1%

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

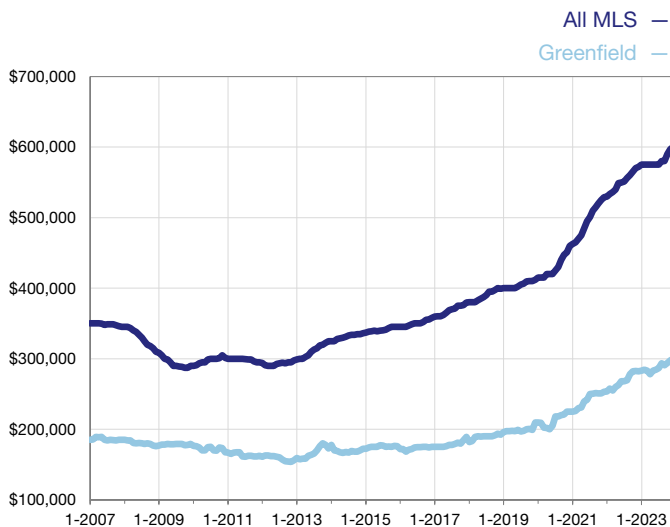
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$236,350	--	\$0	\$236,350	--
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	0	12	--
Percent of Original List Price Received*	0.0%	111.2%	--	0.0%	111.2%	--
New Listings	1	1	0.0%	2	3	+ 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

