

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	7	+ 75.0%	21	22	+ 4.8%
Closed Sales	1	6	+ 500.0%	18	19	+ 5.6%
Median Sales Price*	\$505,000	\$386,000	- 23.6%	\$278,500	\$400,000	+ 43.6%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	2.4	4.6	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	6	55	+ 816.7%	37	60	+ 62.2%
Percent of Original List Price Received*	101.0%	94.8%	- 6.1%	99.5%	99.4%	- 0.1%
New Listings	4	8	+ 100.0%	25	28	+ 12.0%

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

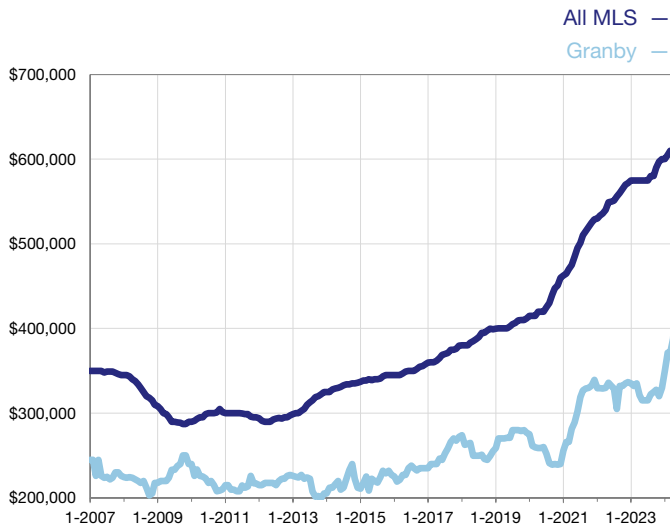
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$220,000	\$0	- 100.0%	\$230,000	\$300,000	+ 30.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	40	0	- 100.0%	50	12	- 76.0%
Percent of Original List Price Received*	104.5%	0.0%	- 100.0%	101.2%	109.1%	+ 7.8%
New Listings	0	2	--	1	3	+ 200.0%

* 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

