

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Granby

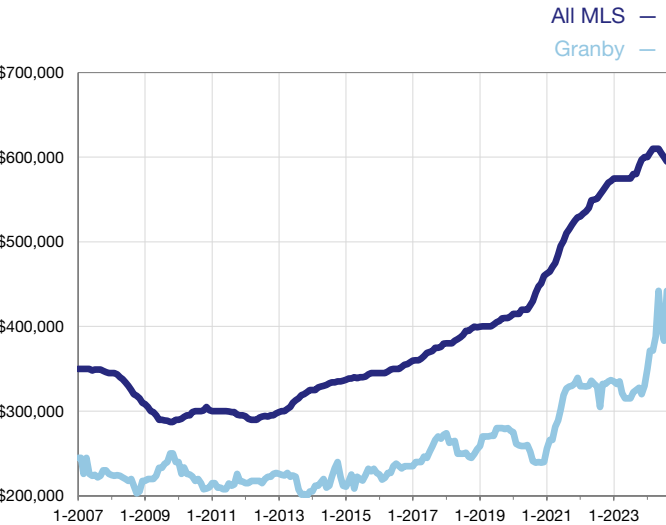
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	5	+ 25.0%	27	31	+ 14.8%
Closed Sales				4	6	+ 50.0%	27	29	+ 7.4%
Median Sales Price*				\$332,500	\$362,500	+ 9.0%	\$315,000	\$375,000	+ 19.0%
Inventory of Homes for Sale				10	12	+ 20.0%	--	--	--
Months Supply of Inventory				2.6	3.2	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale				19	24	+ 26.3%	40	53	+ 32.5%
Percent of Original List Price Received*				105.0%	95.5%	- 9.0%	101.5%	99.4%	- 2.1%
New Listings				1	5	+ 400.0%	30	36	+ 20.0%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	0	- 100.0%	4	3	- 25.0%
Closed Sales				0	1	--	2	3	+ 50.0%
Median Sales Price*				\$0	\$270,000	--	\$230,000	\$270,000	+ 17.4%
Inventory of Homes for Sale				0	1	--	--	--	--
Months Supply of Inventory				0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale				0	19	--	50	13	- 74.0%
Percent of Original List Price Received*				0.0%	101.9%	--	101.2%	105.0%	+ 3.8%
New Listings				1	0	- 100.0%	3	4	+ 33.3%

\* 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

