

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

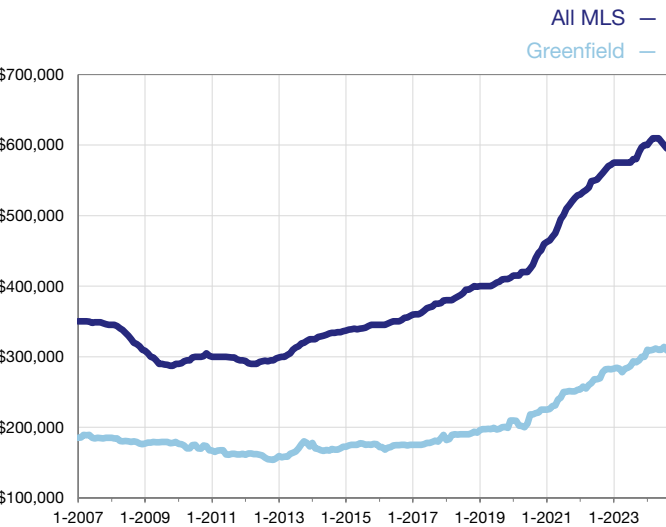
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	6	- 62.5%	88	61	- 30.7%
Closed Sales	13	12	- 7.7%	82	60	- 26.8%
Median Sales Price*	\$351,000	\$361,215	+ 2.9%	\$299,900	\$332,500	+ 10.9%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	42	+ 40.0%	32	45	+ 40.6%
Percent of Original List Price Received*	96.7%	98.7%	+ 2.1%	102.0%	98.5%	- 3.4%
New Listings	16	10	- 37.5%	99	56	- 43.4%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	9	14	+ 55.6%
Closed Sales	0	1	--	6	11	+ 83.3%
Median Sales Price*	\$0	\$226,000	--	\$231,000	\$260,000	+ 12.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	14	21	+ 50.0%
Percent of Original List Price Received*	0.0%	102.7%	--	107.4%	103.4%	- 3.7%
New Listings	3	1	- 66.7%	11	15	+ 36.4%

* 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

