

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

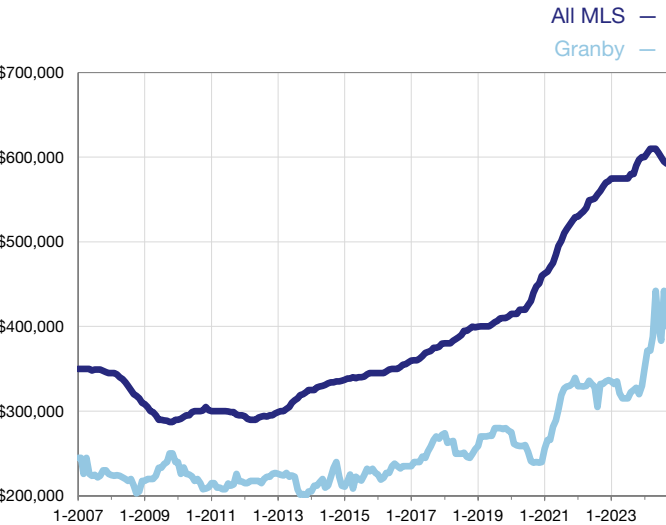
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	29	32	+ 10.3%
Closed Sales	5	3	- 40.0%	32	33	+ 3.1%
Median Sales Price*	\$485,000	\$364,900	- 24.8%	\$320,000	\$364,900	+ 14.0%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--
Cumulative Days on Market Until Sale	68	30	- 55.9%	44	50	+ 13.6%
Percent of Original List Price Received*	92.9%	98.2%	+ 5.7%	100.2%	99.5%	- 0.7%
New Listings	4	5	+ 25.0%	34	41	+ 20.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	4	5	+ 25.0%
Closed Sales	2	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$236,500	\$0	- 100.0%	\$235,000	\$270,000	+ 14.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	31	13	- 58.1%
Percent of Original List Price Received*	106.5%	0.0%	- 100.0%	103.9%	105.0%	+ 1.1%
New Listings	0	1	--	3	5	+ 66.7%

* 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

