

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

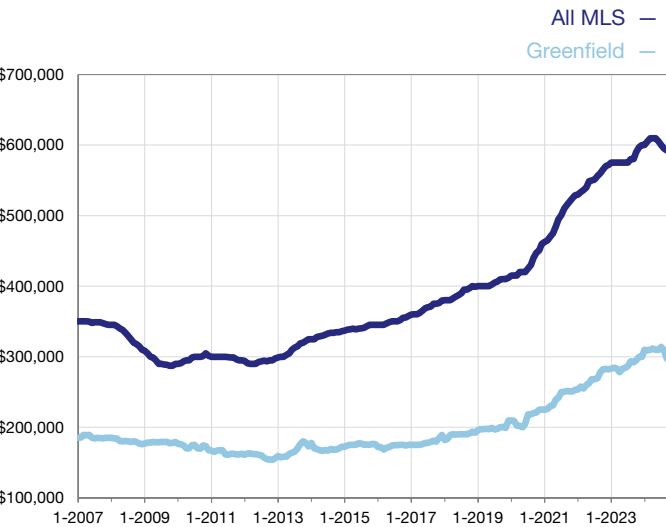
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	96	71	- 26.0%
Closed Sales	12	5	- 58.3%	94	65	- 30.9%
Median Sales Price*	\$327,500	\$299,900	- 8.4%	\$300,000	\$319,000	+ 6.3%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 17.9%	32	43	+ 34.4%
Percent of Original List Price Received*	106.5%	113.1%	+ 6.2%	102.6%	99.6%	- 2.9%
New Listings	9	15	+ 66.7%	108	71	- 34.3%

* 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	1	5	+ 400.0%	10	18	+ 80.0%
Closed Sales	2	2	0.0%	8	13	+ 62.5%
Median Sales Price*	\$252,500	\$317,500	+ 25.7%	\$231,000	\$264,500	+ 14.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	8	21	+ 162.5%	13	21	+ 61.5%
Percent of Original List Price Received*	107.9%	100.9%	- 6.5%	107.5%	103.0%	- 4.2%
New Listings	0	5	--	11	20	+ 81.8%

* 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

