

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

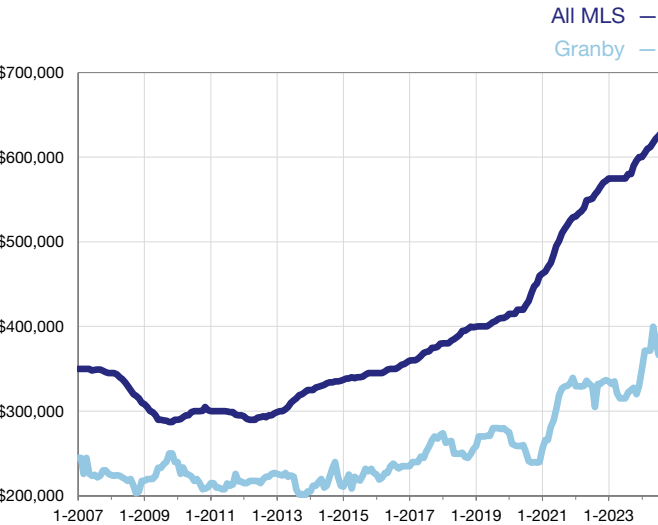
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	33	35	+ 6.1%
Closed Sales	1	4	+ 300.0%	33	38	+ 15.2%
Median Sales Price*	\$360,000	\$397,500	+ 10.4%	\$325,000	\$372,500	+ 14.6%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	4.6	4.2	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	20	65	+ 225.0%	44	51	+ 15.9%
Percent of Original List Price Received*	102.9%	96.9%	- 5.8%	100.3%	99.3%	- 1.0%
New Listings	10	8	- 20.0%	44	49	+ 11.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	6	+ 50.0%
Closed Sales	0	2	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$255,750	--	\$235,000	\$260,000	+ 10.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	34	--	31	21	- 32.3%
Percent of Original List Price Received*	0.0%	100.5%	--	103.9%	103.2%	- 0.7%
New Listings	0	1	--	3	6	+ 100.0%

* 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

