

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	11	+ 37.5%	104	80	- 23.1%
Closed Sales	10	8	- 20.0%	104	73	- 29.8%
Median Sales Price*	\$302,750	\$343,250	+ 13.4%	\$300,000	\$323,500	+ 7.8%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	31	40	+ 29.0%
Percent of Original List Price Received*	101.6%	101.5%	- 0.1%	102.5%	99.8%	- 2.6%
New Listings	11	8	- 27.3%	119	77	- 35.3%

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

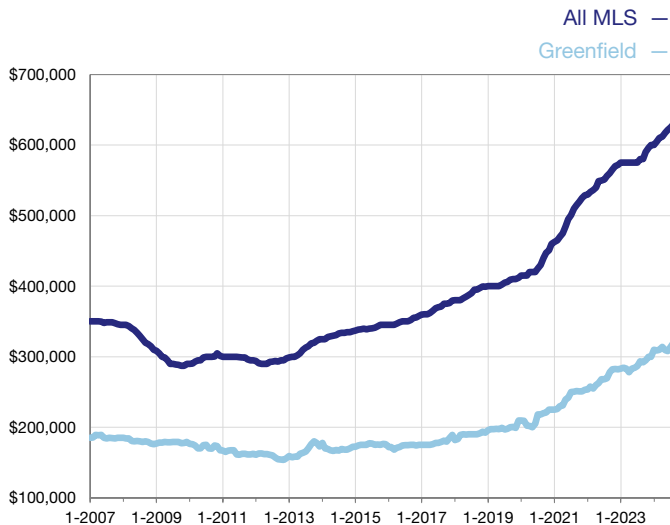
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	10	19	+ 90.0%
Closed Sales	1	5	+ 400.0%	9	18	+ 100.0%
Median Sales Price*	\$175,000	\$186,000	+ 6.3%	\$227,000	\$220,500	- 2.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	13	24	+ 84.6%
Percent of Original List Price Received*	100.0%	100.9%	+ 0.9%	106.7%	102.4%	- 4.0%
New Listings	1	1	0.0%	12	21	+ 75.0%

* 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

