

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

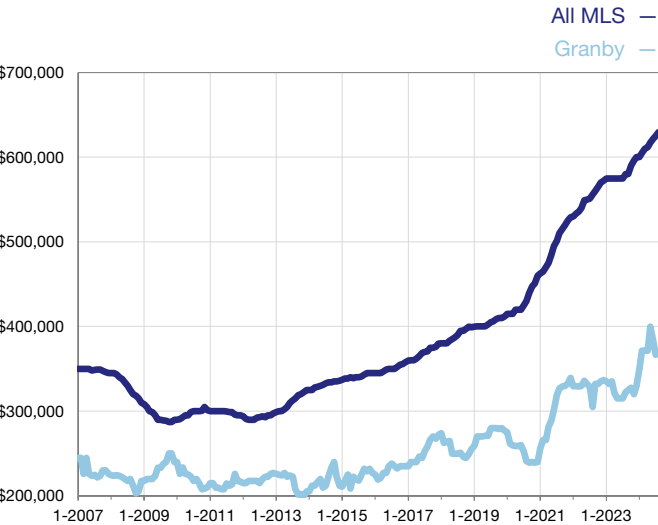
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	37	40	+ 8.1%
Closed Sales	4	0	- 100.0%	37	38	+ 2.7%
Median Sales Price*	\$418,500	\$0	- 100.0%	\$325,000	\$372,500	+ 14.6%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	4.7	2.5	- 46.8%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	42	51	+ 21.4%
Percent of Original List Price Received*	96.0%	0.0%	- 100.0%	99.8%	99.3%	- 0.5%
New Listings	4	1	- 75.0%	48	50	+ 4.2%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	5	7	+ 40.0%
Closed Sales	0	1	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$220,000	--	\$235,000	\$258,250	+ 9.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	28	--	31	22	- 29.0%
Percent of Original List Price Received*	0.0%	96.1%	--	103.9%	102.0%	- 1.8%
New Listings	1	2	+ 100.0%	4	8	+ 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

