

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

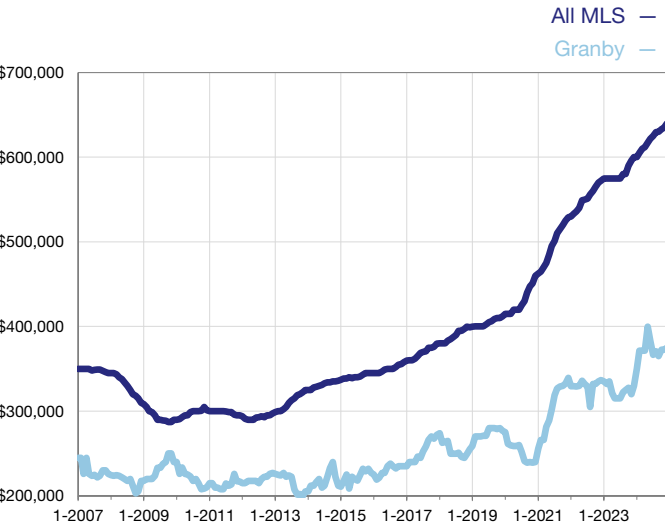
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	41	42	+ 2.4%
Closed Sales	6	7	+ 16.7%	43	45	+ 4.7%
Median Sales Price*	\$435,000	\$395,500	- 9.1%	\$329,900	\$375,000	+ 13.7%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	72	48	- 33.3%	47	50	+ 6.4%
Percent of Original List Price Received*	102.1%	98.1%	- 3.9%	100.1%	99.1%	- 1.0%
New Listings	1	0	- 100.0%	49	50	+ 2.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	5	9	+ 80.0%
Closed Sales	1	2	+ 100.0%	5	8	+ 60.0%
Median Sales Price*	\$265,000	\$248,000	- 6.4%	\$239,999	\$258,250	+ 7.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	9	27	+ 200.0%	27	23	- 14.8%
Percent of Original List Price Received*	103.9%	101.5%	- 2.3%	103.9%	101.9%	- 1.9%
New Listings	0	1	--	4	9	+ 125.0%

* 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

