

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Granby

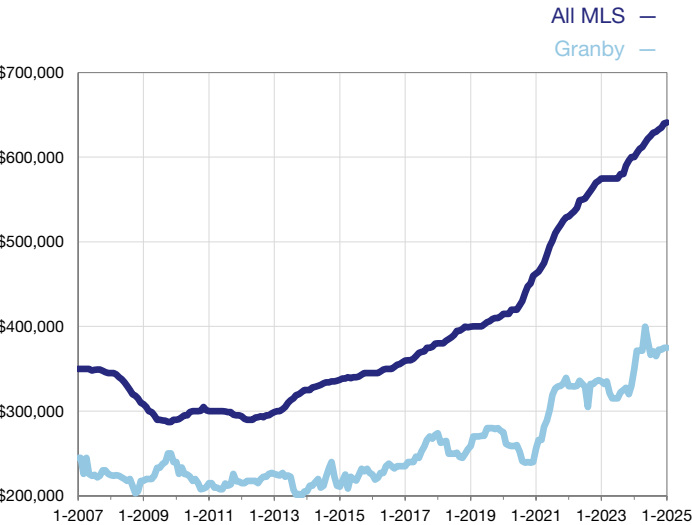
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Median Sales Price*	\$400,000	\$901,500	+ 125.4%	\$400,000	\$901,500	+ 125.4%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	4.6	2.8	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	36	808	+ 2,144.4%	36	808	+ 2,144.4%
Percent of Original List Price Received*	98.5%	130.7%	+ 32.7%	98.5%	130.7%	+ 32.7%
New Listings	4	7	+ 75.0%	4	7	+ 75.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$274,000	--	\$0	\$274,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	21	--	0	21	--
Percent of Original List Price Received*	0.0%	101.5%	--	0.0%	101.5%	--
New Listings	0	0	--	0	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

