

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

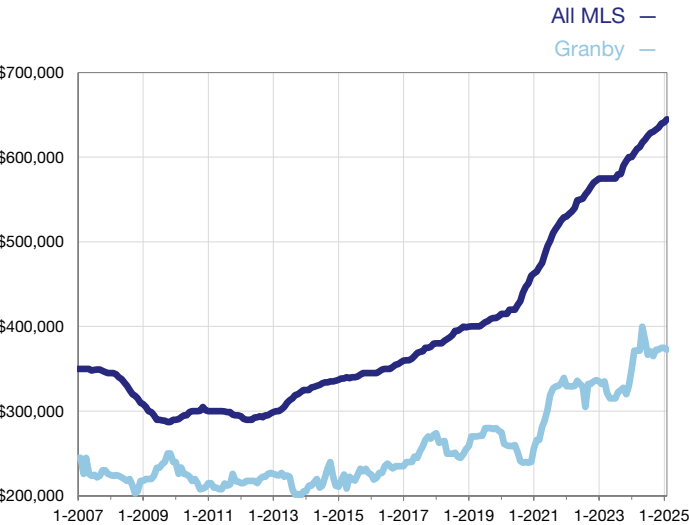
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	6	7	+ 16.7%
Closed Sales	2	1	- 50.0%	7	2	- 71.4%
Median Sales Price*	\$685,000	\$490,000	- 28.5%	\$535,000	\$695,750	+ 30.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	3.6	2.6	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	202	36	- 82.2%	83	422	+ 408.4%
Percent of Original List Price Received*	112.6%	100.2%	- 11.0%	102.6%	115.4%	+ 12.5%
New Listings	3	2	- 33.3%	7	10	+ 42.9%

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

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

* 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

