

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

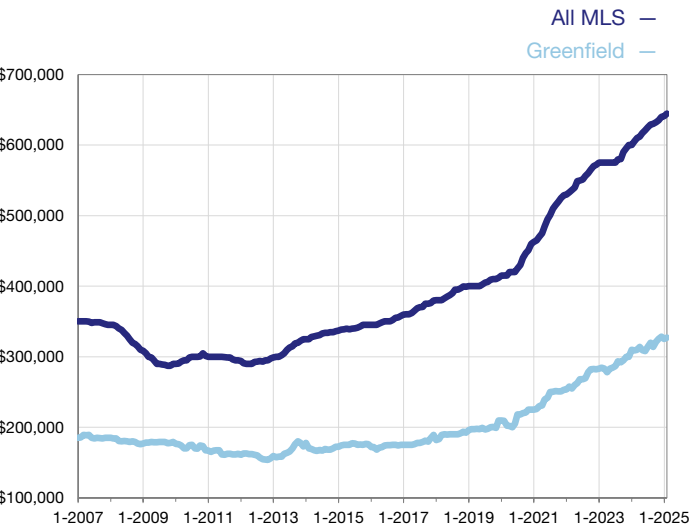
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	12	11	- 8.3%
Closed Sales	8	5	- 37.5%	14	13	- 7.1%
Median Sales Price*	\$303,000	\$321,000	+ 5.9%	\$303,000	\$302,000	- 0.3%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	69	28	- 59.4%	56	34	- 39.3%
Percent of Original List Price Received*	96.8%	97.9%	+ 1.1%	96.1%	99.3%	+ 3.3%
New Listings	4	9	+ 125.0%	10	13	+ 30.0%

* 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	1	3	+ 200.0%	2	4	+ 100.0%
Closed Sales	2	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$236,350	\$0	- 100.0%	\$236,350	\$195,500	- 17.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	12	7	- 41.7%
Percent of Original List Price Received*	111.2%	0.0%	- 100.0%	111.2%	97.2%	- 12.6%
New Listings	1	0	- 100.0%	3	1	- 66.7%

* 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

