

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	41	38	- 7.3%
Closed Sales	7	5	- 28.6%	45	34	- 24.4%
Median Sales Price*	\$395,500	\$455,000	+ 15.0%	\$375,000	\$444,500	+ 18.5%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	48	32	- 33.3%	50	59	+ 18.0%
Percent of Original List Price Received*	98.1%	98.5%	+ 0.4%	99.1%	103.4%	+ 4.3%
New Listings	0	1	--	50	48	- 4.0%

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

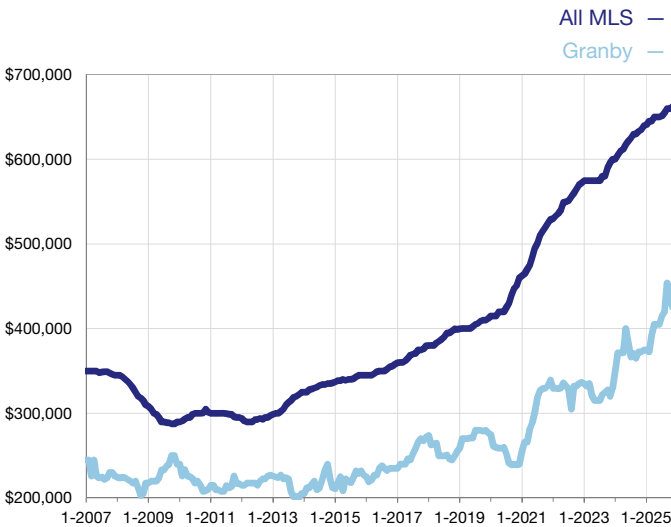
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	9	8	- 11.1%
Closed Sales	2	2	0.0%	8	8	0.0%
Median Sales Price*	\$248,000	\$250,000	+ 0.8%	\$258,250	\$268,000	+ 3.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 40.7%	23	37	+ 60.9%
Percent of Original List Price Received*	101.5%	97.0%	- 4.4%	101.9%	96.8%	- 5.0%
New Listings	1	0	- 100.0%	9	9	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

