

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greenfield

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	7	+ 40.0%	88	111	+ 26.1%
Closed Sales	7	9	+ 28.6%	86	109	+ 26.7%
Median Sales Price*	\$338,000	<b>\$347,553</b>	+ 2.8%	\$328,500	<b>\$335,000</b>	+ 2.0%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	39	33	- 15.4%
Percent of Original List Price Received*	99.9%	<b>102.2%</b>	+ 2.3%	99.8%	<b>100.0%</b>	+ 0.2%
New Listings	5	3	- 40.0%	88	122	+ 38.6%

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

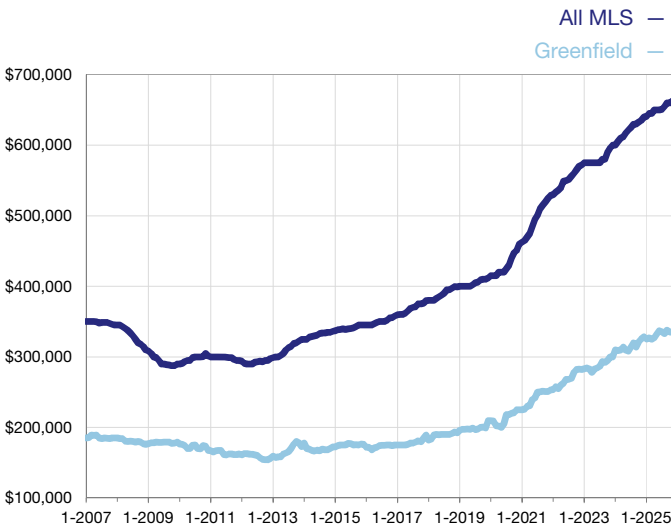
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	22	19	- 13.6%
Closed Sales	2	1	- 50.0%	20	20	0.0%
Median Sales Price*	\$203,559	<b>\$200,750</b>	- 1.4%	\$213,500	<b>\$228,000</b>	+ 6.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	53	14	- 73.6%	27	37	+ 37.0%
Percent of Original List Price Received*	93.1%	<b>102.9%</b>	+ 10.5%	101.5%	<b>98.3%</b>	- 3.2%
New Listings	2	0	- 100.0%	25	17	- 32.0%

\* 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

