

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Granby

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	6	6	0.0%
Closed Sales	1	3	+ 200.0%	2	7	+ 250.0%
Median Sales Price*	\$490,000	<b>\$430,000</b>	- 12.2%	\$695,750	<b>\$435,000</b>	- 37.5%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.2	1.0	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	36	61	+ 69.4%	422	98	- 76.8%
Percent of Original List Price Received*	100.2%	94.9%	- 5.3%	115.4%	90.9%	- 21.2%
New Listings	2	2	0.0%	10	3	- 70.0%

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

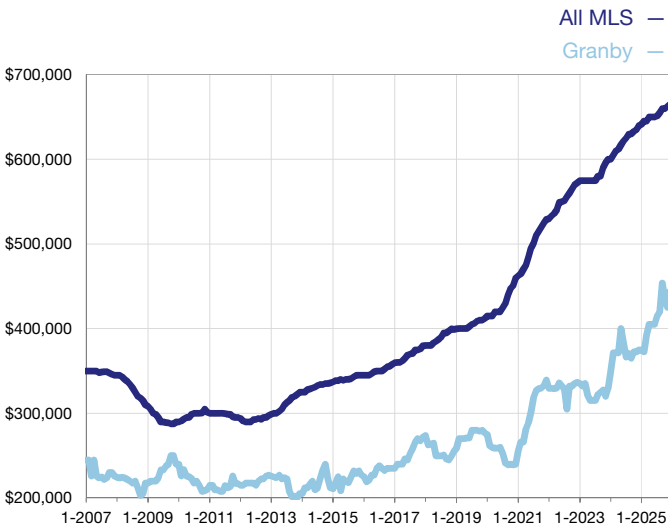
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$274,000	<b>\$265,000</b>	- 3.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	21	35	+ 66.7%
Percent of Original List Price Received*	0.0%	0.0%	--	101.5%	96.4%	- 5.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%

\* 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

