

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greenfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	10	8	- 20.0%
Closed Sales	5	2	- 60.0%	13	8	- 38.5%
Median Sales Price*	\$321,000	<b>\$367,950</b>	+ 14.6%	\$302,000	<b>\$302,025</b>	+ 0.0%
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	28	50	+ 78.6%	34	66	+ 94.1%
Percent of Original List Price Received*	97.9%	97.7%	- 0.2%	99.3%	93.1%	- 6.2%
New Listings	10	3	- 70.0%	14	9	- 35.7%

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

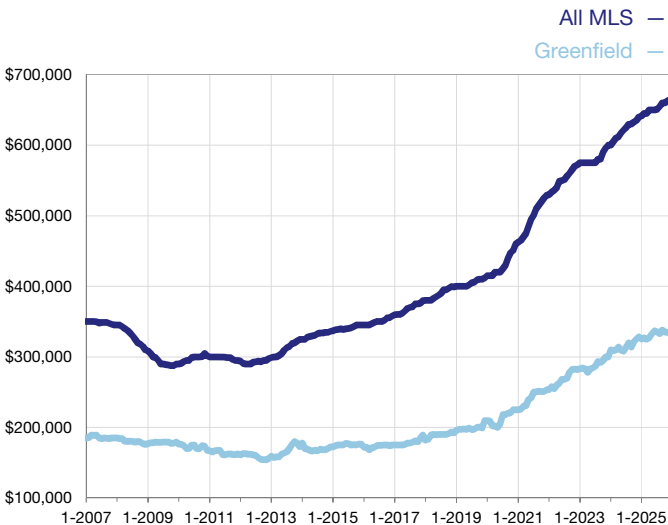
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$195,500	<b>\$165,000</b>	- 15.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	7	2	- 71.4%
Percent of Original List Price Received*	0.0%	0.0%	--	97.2%	103.2%	+ 6.2%
New Listings	0	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

