

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	14	+ 55.6%	19	19	0.0%
Closed Sales	5	4	- 20.0%	18	12	- 33.3%
Median Sales Price*	\$310,200	\$547,500	+ 76.5%	\$302,500	\$334,025	+ 10.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	88	+ 183.9%	33	73	+ 121.2%
Percent of Original List Price Received*	105.5%	92.3%	- 12.5%	101.0%	92.9%	- 8.0%
New Listings	10	11	+ 10.0%	24	20	- 16.7%

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

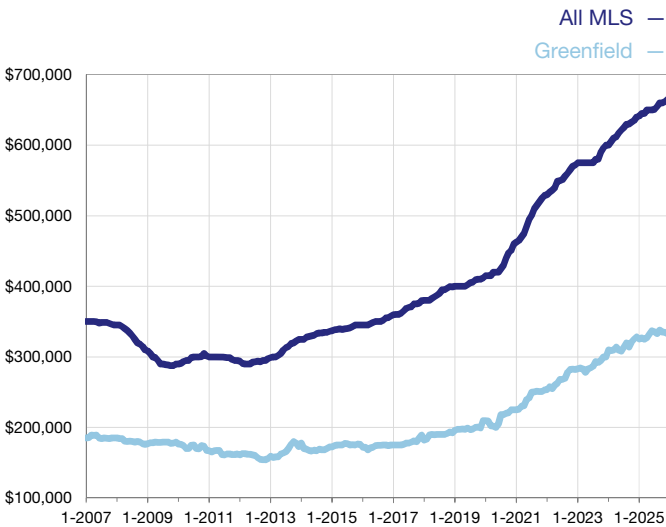
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	5	0	- 100.0%
Closed Sales	3	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$245,000	\$0	- 100.0%	\$236,000	\$165,000	- 30.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	65	0	- 100.0%	41	2	- 95.1%
Percent of Original List Price Received*	93.5%	0.0%	- 100.0%	95.0%	103.2%	+ 8.6%
New Listings	3	1	- 66.7%	4	1	- 75.0%

* 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

