

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	12	9	- 25.0%
Closed Sales	4	4	0.0%	11	11	0.0%
Median Sales Price*	\$400,000	\$506,000	+ 26.5%	\$570,082	\$435,000	- 23.7%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	38	40	+ 5.3%	114	77	- 32.5%
Percent of Original List Price Received*	107.3%	105.4%	- 1.8%	109.7%	96.2%	- 12.3%
New Listings	4	3	- 25.0%	16	11	- 31.3%

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

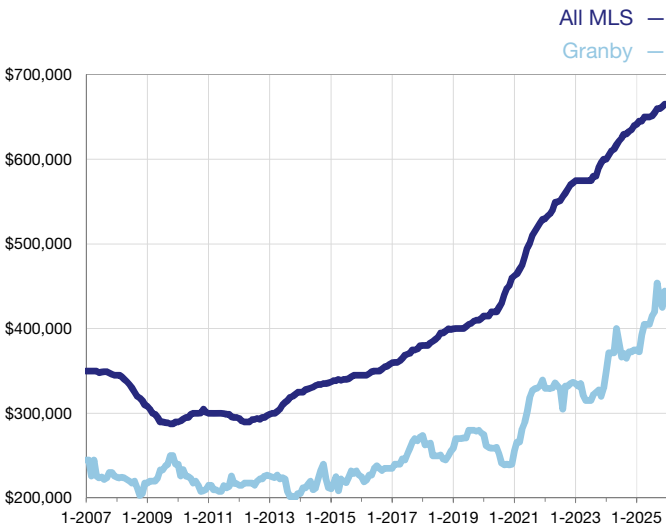
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$285,000	--	\$274,000	\$275,000	+ 0.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	174	--	21	105	+ 400.0%
Percent of Original List Price Received*	0.0%	96.6%	--	101.5%	96.5%	- 4.9%
New Listings	0	2	--	1	2	+ 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

