

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greenfield

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	12	+ 100.0%	25	28	+ 12.0%
Closed Sales	5	9	+ 80.0%	23	21	- 8.7%
Median Sales Price*	\$335,000	<b>\$320,000</b>	- 4.5%	\$310,000	<b>\$320,000</b>	+ 3.2%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--
Cumulative Days on Market Until Sale	14	57	+ 307.1%	29	66	+ 127.6%
Percent of Original List Price Received*	104.2%	99.0%	- 5.0%	101.7%	95.5%	- 6.1%
New Listings	11	10	- 9.1%	35	29	- 17.1%

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

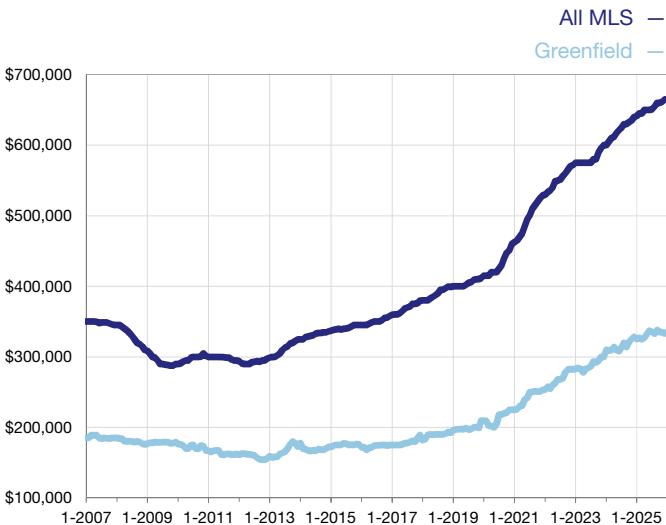
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	8	3	- 62.5%
Closed Sales	2	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$343,800	<b>\$0</b>	- 100.0%	\$236,000	<b>\$165,000</b>	- 30.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	53	0	- 100.0%	45	2	- 95.6%
Percent of Original List Price Received*	104.7%	0.0%	- 100.0%	97.7%	103.2%	+ 5.6%
New Listings	3	4	+ 33.3%	7	5	- 28.6%

\* 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

