

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Granby

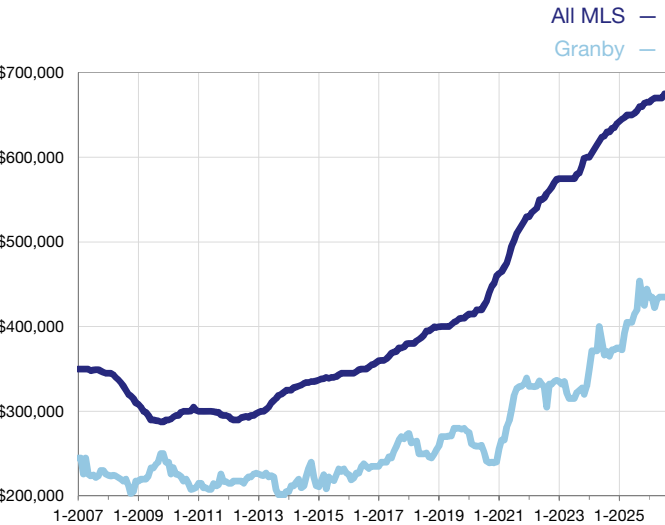
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	9	+ 200.0%	23	38	+ 65.2%
Closed Sales	3	11	+ 266.7%	20	34	+ 70.0%
Median Sales Price*	\$350,000	\$370,000	+ 5.7%	\$487,500	\$437,450	- 10.3%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	3.7	1.8	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	81	44	- 45.7%
Percent of Original List Price Received*	94.6%	95.4%	+ 0.8%	104.4%	98.8%	- 5.4%
New Listings	3	4	+ 33.3%	34	43	+ 26.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	3	1	- 66.7%	5	5	0.0%
Median Sales Price*	\$302,500	\$245,000	- 19.0%	\$274,000	\$268,800	- 1.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--
Cumulative Days on Market Until Sale	33	62	+ 87.9%	39	60	+ 53.8%
Percent of Original List Price Received*	99.6%	100.0%	+ 0.4%	98.2%	98.2%	0.0%
New Listings	0	2	--	4	6	+ 50.0%

* 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

