

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

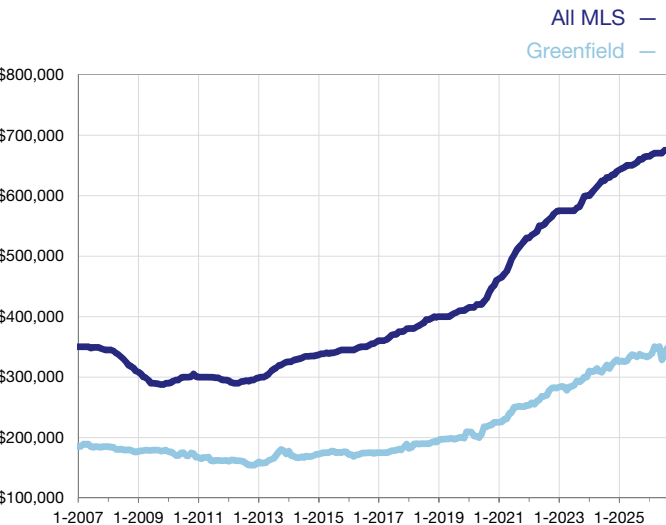
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	74	65	- 12.2%
Closed Sales	17	7	- 58.8%	72	58	- 19.4%
Median Sales Price*	\$353,100	\$389,000	+ 10.2%	\$335,450	\$367,500	+ 9.6%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	34	0.0%	32	46	+ 43.8%
Percent of Original List Price Received*	99.2%	102.9%	+ 3.7%	100.6%	98.6%	- 2.0%
New Listings	13	13	0.0%	86	77	- 10.5%

* 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	1	2	+ 100.0%	14	10	- 28.6%
Closed Sales	0	3	--	15	9	- 40.0%
Median Sales Price*	\$0	\$256,000	--	\$236,000	\$256,000	+ 8.5%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	2.1	+ 320.0%	--	--	--
Cumulative Days on Market Until Sale	0	55	--	39	42	+ 7.7%
Percent of Original List Price Received*	0.0%	98.5%	--	98.7%	101.2%	+ 2.5%
New Listings	0	3	--	12	13	+ 8.3%

* 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

