

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

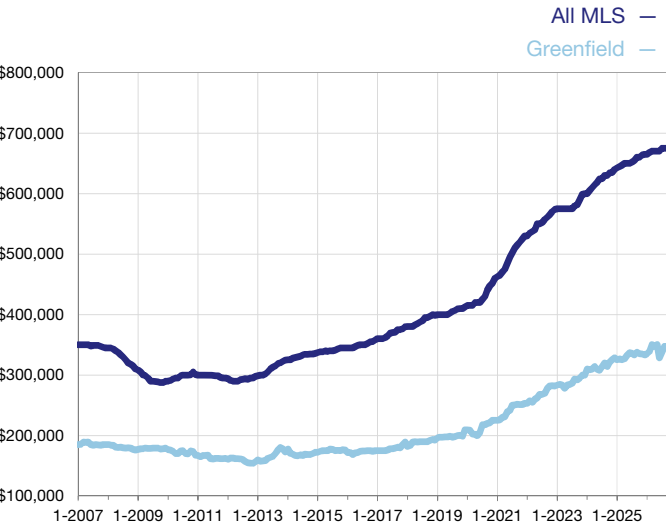
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				10	15	+ 50.0%	84	77	- 8.3%
Closed Sales				8	11	+ 37.5%	80	69	- 13.8%
Median Sales Price*				\$362,250	\$410,000	+ 13.2%	\$337,450	\$370,000	+ 9.6%
Inventory of Homes for Sale				17	18	+ 5.9%	--	--	--
Months Supply of Inventory				2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale				25	24	- 4.0%	31	43	+ 38.7%
Percent of Original List Price Received*				101.6%	103.7%	+ 2.1%	100.7%	99.4%	- 1.3%
New Listings				10	13	+ 30.0%	96	89	- 7.3%

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

Condominium Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				1	3	+ 200.0%	15	13	- 13.3%
Closed Sales				1	2	+ 100.0%	16	11	- 31.3%
Median Sales Price*				\$195,000	\$307,400	+ 57.6%	\$228,000	\$279,000	+ 22.4%
Inventory of Homes for Sale				1	5	+ 400.0%	--	--	--
Months Supply of Inventory				0.6	2.4	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale				29	42	+ 44.8%	38	42	+ 10.5%
Percent of Original List Price Received*				100.0%	95.0%	- 5.0%	98.8%	100.1%	+ 1.3%
New Listings				1	4	+ 300.0%	13	17	+ 30.8%

* 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

