Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Granby

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	29	**44**	+ 51.7%
Closed Sales	4	**6**	+ 50.0%	28	**43**	+ 53.6%
Median Sales Price*	$397,450	**$537,750**	+ 35.3%	$444,500	**$439,900**	- 1.0%
Inventory of Homes for Sale	14	**16**	+ 14.3%	--	--	--
Months Supply of Inventory	4.7	**3.7**	- 21.3%	--	--	--
Cumulative Days on Market Until Sale	23	**40**	+ 73.9%	65	**43**	- 33.8%
Percent of Original List Price Received*	101.3%	**98.0%**	- 3.3%	104.2%	**98.3%**	- 5.7%
New Listings	6	**11**	+ 83.3%	44	**60**	+ 36.4%

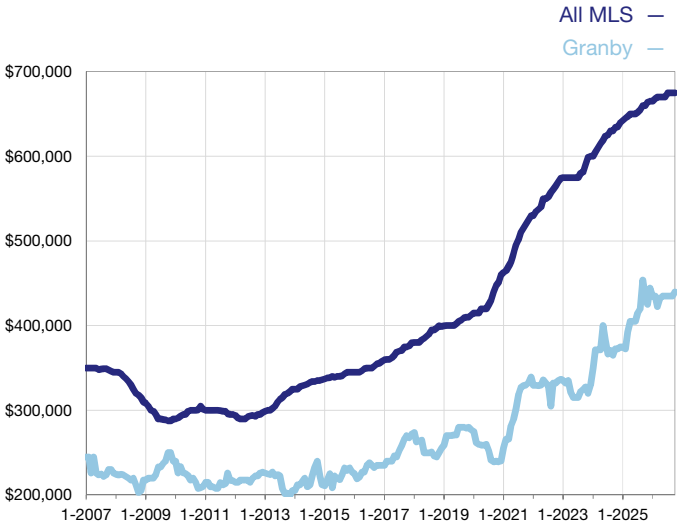
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

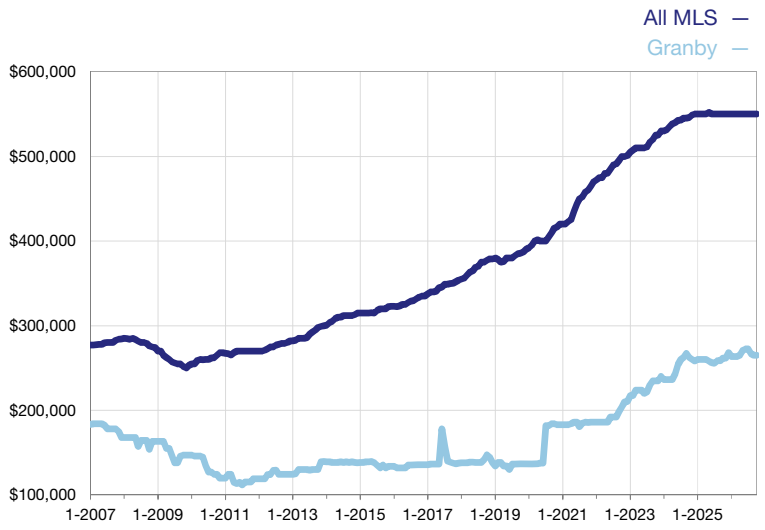
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	5	**7**	+ 40.0%
Closed Sales	0	**2**	--	5	**8**	+ 60.0%
Median Sales Price*	$0	**$192,500**	--	$274,000	**$266,900**	- 2.6%
Inventory of Homes for Sale	3	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.7	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**36**	--	39	**60**	+ 53.8%
Percent of Original List Price Received*	0.0%	**105.8%**	--	98.2%	**99.0%**	+ 0.8%
New Listings	3	**0**	- 100.0%	8	**6**	- 25.0%

* 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



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