Local Market Update – October 2026

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

Greenfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**15**	+ 36.4%	95	**90**	- 5.3%
Closed Sales	9	**10**	+ 11.1%	89	**79**	- 11.2%
Median Sales Price*	$300,000	**$382,500**	+ 27.5%	$335,000	**$378,000**	+ 12.8%
Inventory of Homes for Sale	19	**26**	+ 36.8%	--	--	--
Months Supply of Inventory	2.2	**2.7**	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	54	**60**	+ 11.1%	33	**45**	+ 36.4%
Percent of Original List Price Received*	96.5%	**97.6%**	+ 1.1%	100.3%	**99.2%**	- 1.1%
New Listings	13	**22**	+ 69.2%	110	**111**	+ 0.9%

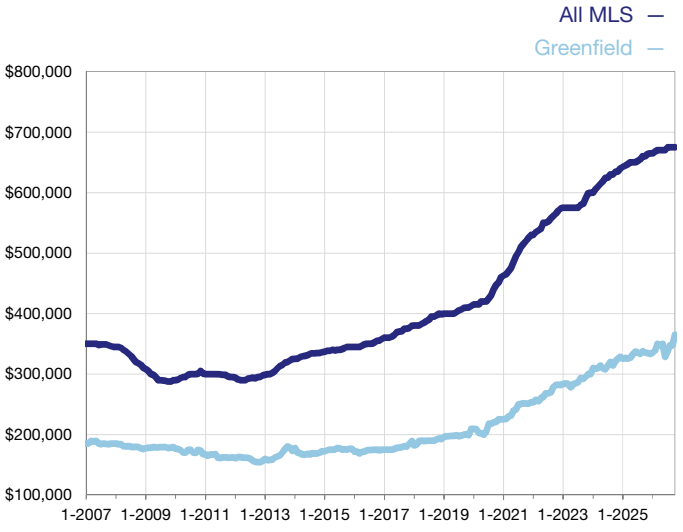
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

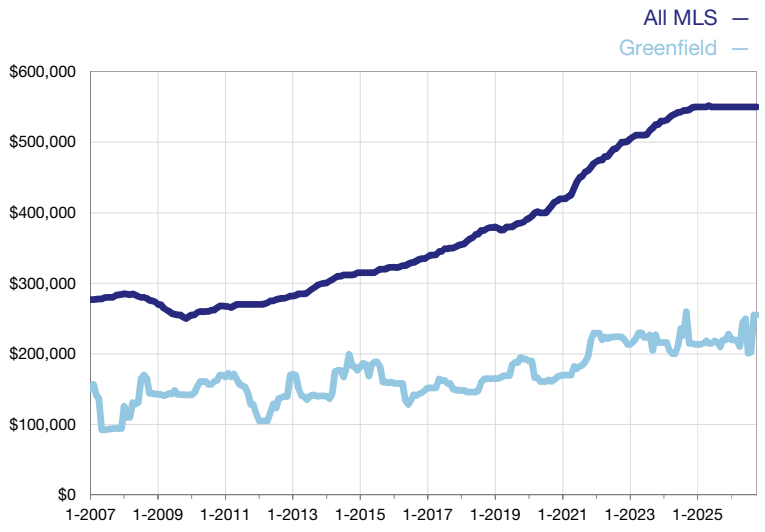
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	17	**13**	- 23.5%
Closed Sales	2	**2**	0.0%	18	**12**	- 33.3%
Median Sales Price*	$261,000	**$260,500**	- 0.2%	$228,000	**$267,500**	+ 17.3%
Inventory of Homes for Sale	1	**6**	+ 500.0%	--	--	--
Months Supply of Inventory	0.6	**3.2**	+ 433.3%	--	--	--
Cumulative Days on Market Until Sale	54	**27**	- 50.0%	40	**41**	+ 2.5%
Percent of Original List Price Received*	92.3%	**93.9%**	+ 1.7%	98.0%	**99.2%**	+ 1.2%
New Listings	2	**1**	- 50.0%	15	**18**	+ 20.0%

* 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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