

Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	16	+ 77.8%	148	186	+ 25.7%
Closed Sales	14	19	+ 35.7%	151	171	+ 13.2%
Median Sales Price*	\$537,805	\$505,000	- 6.1%	\$404,000	\$420,000	+ 4.0%
Inventory of Homes for Sale	66	49	- 25.8%	--	--	--
Months Supply of Inventory	4.3	2.8	- 34.9%	--	--	--
Cumulative Days on Market Until Sale	39	76	+ 94.9%	50	62	+ 24.0%
Percent of Original List Price Received*	97.4%	96.0%	- 1.4%	97.7%	96.7%	- 1.0%
New Listings	25	25	0.0%	210	248	+ 18.1%

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

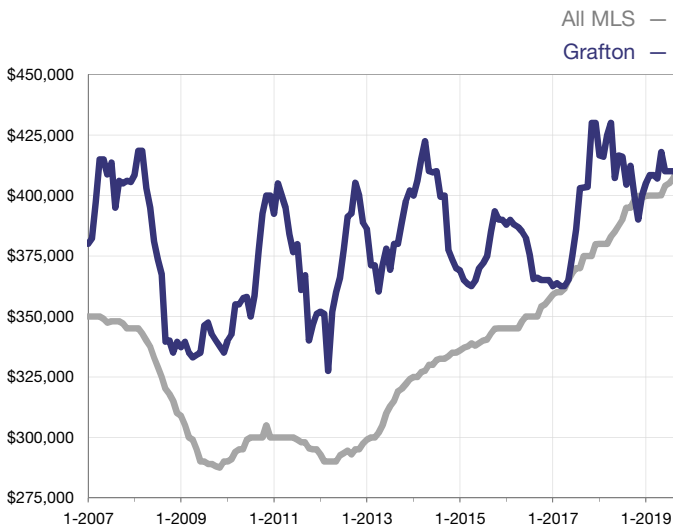
Condominium Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	8	0.0%	77	89	+ 15.6%
Closed Sales	9	9	0.0%	70	84	+ 20.0%
Median Sales Price*	\$250,000	\$300,000	+ 20.0%	\$306,000	\$293,550	- 4.1%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	78	24	- 69.2%	43	47	+ 9.3%
Percent of Original List Price Received*	96.8%	100.4%	+ 3.7%	98.5%	99.8%	+ 1.3%
New Listings	6	12	+ 100.0%	89	96	+ 7.9%

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

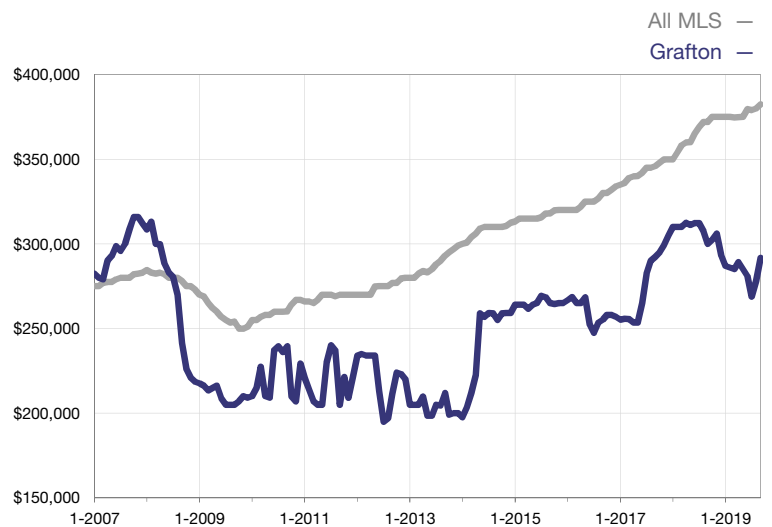
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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