

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	9	- 18.2%	240	203	- 15.4%
Closed Sales	11	15	+ 36.4%	227	202	- 11.0%
Median Sales Price*	\$335,000	\$490,000	+ 46.3%	\$403,000	\$481,000	+ 19.4%
Inventory of Homes for Sale	26	7	- 73.1%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	37	27	- 27.0%	60	45	- 25.0%
Percent of Original List Price Received*	97.8%	103.0%	+ 5.3%	96.6%	100.0%	+ 3.5%
New Listings	12	4	- 66.7%	304	220	- 27.6%

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

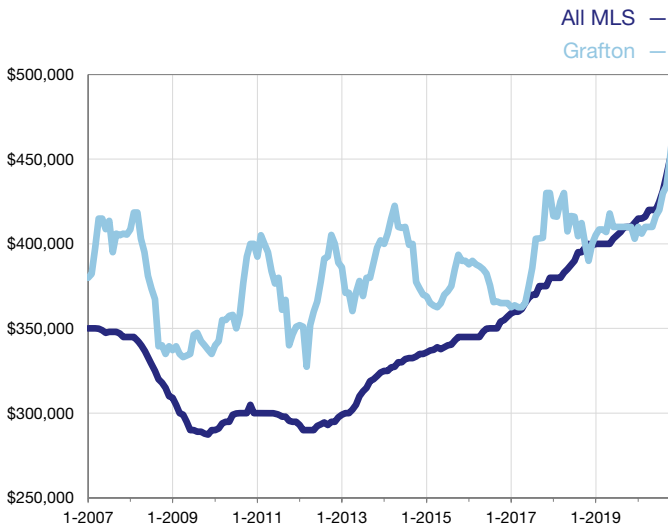
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	0	- 100.0%	104	84	- 19.2%
Closed Sales	5	6	+ 20.0%	105	89	- 15.2%
Median Sales Price*	\$299,900	\$306,950	+ 2.4%	\$294,100	\$332,450	+ 13.0%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	49	25	- 49.0%	48	40	- 16.7%
Percent of Original List Price Received*	98.0%	101.3%	+ 3.4%	99.5%	100.2%	+ 0.7%
New Listings	2	2	0.0%	110	84	- 23.6%

* 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

