

# Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	13	+ 62.5%	199	204	+ 2.5%
Closed Sales	15	17	+ 13.3%	202	197	- 2.5%
Median Sales Price*	\$490,000	<b>\$662,500</b>	+ 35.2%	\$481,000	<b>\$570,500</b>	+ 18.6%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	45	25	- 44.4%
Percent of Original List Price Received*	103.0%	100.6%	- 2.3%	100.0%	102.9%	+ 2.9%
New Listings	4	8	+ 100.0%	220	227	+ 3.2%

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

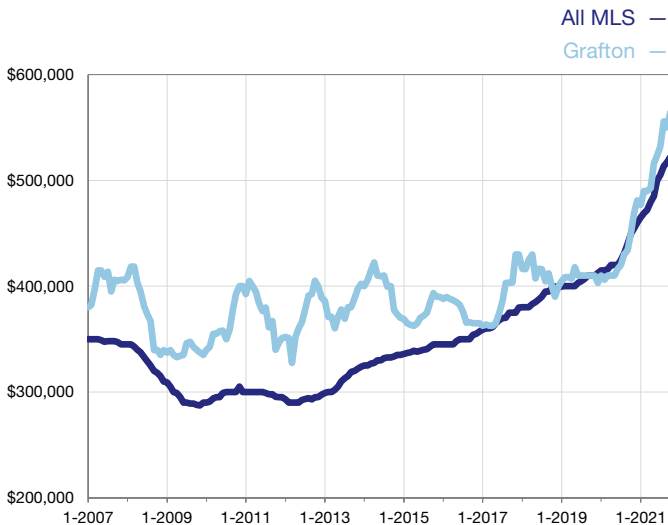
### Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	5	--	84	91	+ 8.3%
Closed Sales	6	7	+ 16.7%	89	86	- 3.4%
Median Sales Price*	\$306,950	<b>\$260,900</b>	- 15.0%	\$332,450	<b>\$377,500</b>	+ 13.6%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	40	17	- 57.5%
Percent of Original List Price Received*	101.3%	98.3%	- 3.0%	100.2%	105.2%	+ 5.0%
New Listings	2	1	- 50.0%	84	95	+ 13.1%

\* 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

