

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	6	- 33.3%	202	167	- 17.3%
Closed Sales	19	15	- 21.1%	199	173	- 13.1%
Median Sales Price*	\$627,000	\$480,000	- 23.4%	\$570,500	\$575,000	+ 0.8%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 22.2%	25	26	+ 4.0%
Percent of Original List Price Received*	101.3%	96.6%	- 4.6%	103.0%	102.9%	- 0.1%
New Listings	8	6	- 25.0%	227	186	- 18.1%

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

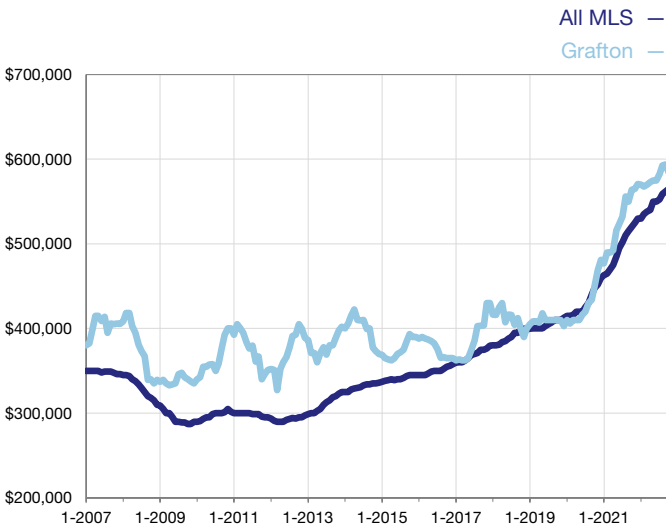
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	2	- 33.3%	89	100	+ 12.4%
Closed Sales	7	5	- 28.6%	86	101	+ 17.4%
Median Sales Price*	\$260,900	\$439,900	+ 68.6%	\$377,500	\$371,000	- 1.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	32	- 3.0%	17	17	0.0%
Percent of Original List Price Received*	98.3%	97.8%	- 0.5%	105.2%	105.3%	+ 0.1%
New Listings	1	2	+ 100.0%	95	103	+ 8.4%

* 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

