

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	16	6	- 62.5%	16	6	- 62.5%
Median Sales Price*	\$480,000	<b>\$512,500</b>	+ 6.8%	\$480,000	<b>\$512,500</b>	+ 6.8%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	0.7	<b>0.8</b>	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	32	<b>31</b>	- 3.1%	32	<b>31</b>	- 3.1%
Percent of Original List Price Received*	99.8%	<b>102.6%</b>	+ 2.8%	99.8%	<b>102.6%</b>	+ 2.8%
New Listings	8	<b>11</b>	+ 37.5%	8	<b>11</b>	+ 37.5%

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

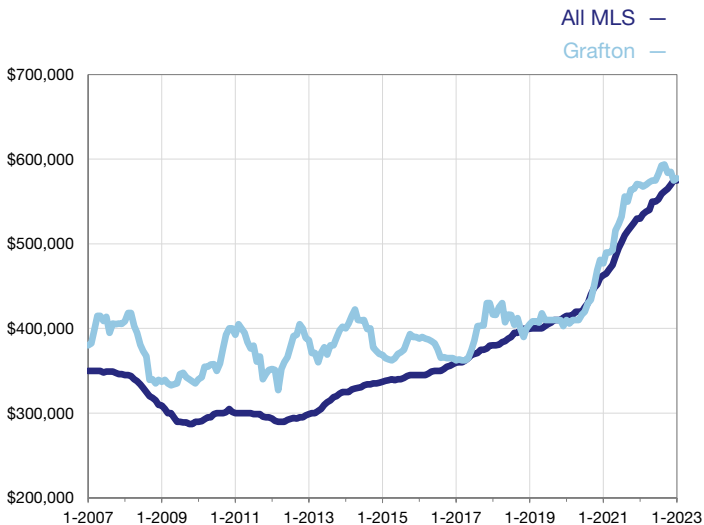
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	6	1	- 83.3%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$335,000	<b>\$322,500</b>	- 3.7%	\$335,000	<b>\$322,500</b>	- 3.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.1	<b>0.5</b>	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	14	<b>20</b>	+ 42.9%	14	<b>20</b>	+ 42.9%
Percent of Original List Price Received*	108.7%	<b>102.0%</b>	- 6.2%	108.7%	<b>102.0%</b>	- 6.2%
New Listings	5	4	- 20.0%	5	4	- 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

