

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	13	14	+ 7.7%	196	222	+ 13.3%
Closed Sales	14	15	+ 7.1%	187	214	+ 14.4%
Median Sales Price*	\$346,250	\$325,000	- 6.1%	\$386,000	\$360,000	- 6.7%
Inventory of Homes for Sale	89	48	- 46.1%	--	--	--
Months Supply of Inventory	5.3	2.5	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	86	73	- 15.1%	80	92	+ 15.0%
Percent of Original List Price Received*	96.0%	95.7%	- 0.3%	96.8%	96.7%	- 0.1%
New Listings	22	10	- 54.5%	285	270	- 5.3%

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

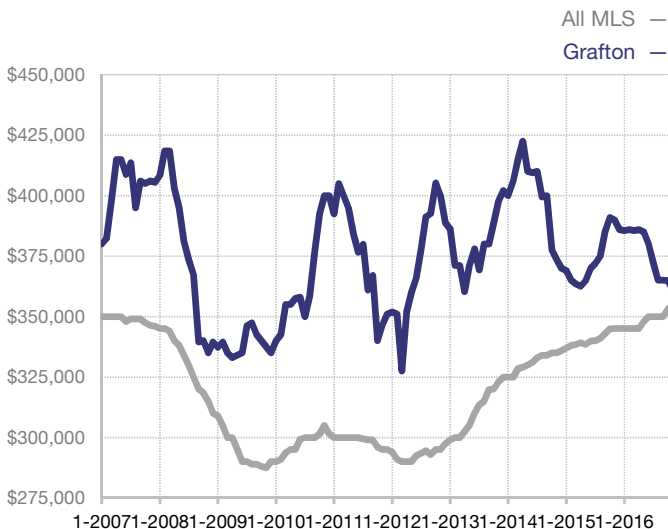
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	12	+ 200.0%	99	104	+ 5.1%
Closed Sales	4	6	+ 50.0%	96	102	+ 6.3%
Median Sales Price*	\$226,500	\$251,000	+ 10.8%	\$266,750	\$257,950	- 3.3%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--
Cumulative Days on Market Until Sale	75	54	- 28.0%	92	72	- 21.7%
Percent of Original List Price Received*	99.9%	95.5%	- 4.4%	96.9%	97.6%	+ 0.7%
New Listings	8	6	- 25.0%	123	122	- 0.8%

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

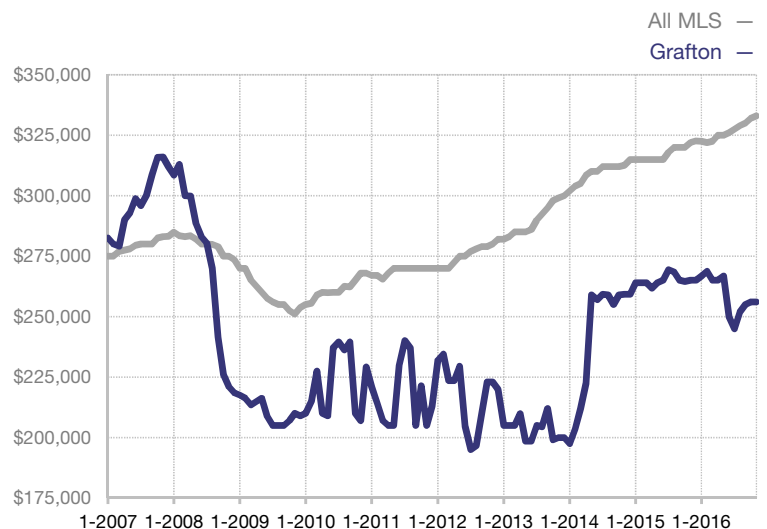
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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