

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	18	9	- 50.0%	174	150	- 13.8%
Closed Sales	16	14	- 12.5%	160	150	- 6.3%
Median Sales Price*	\$503,950	\$537,805	+ 6.7%	\$416,500	\$402,000	- 3.5%
Inventory of Homes for Sale	43	61	+ 41.9%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	111	39	- 64.9%	69	50	- 27.5%
Percent of Original List Price Received*	99.3%	97.4%	- 1.9%	98.4%	97.7%	- 0.7%
New Listings	21	27	+ 28.6%	209	213	+ 1.9%

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

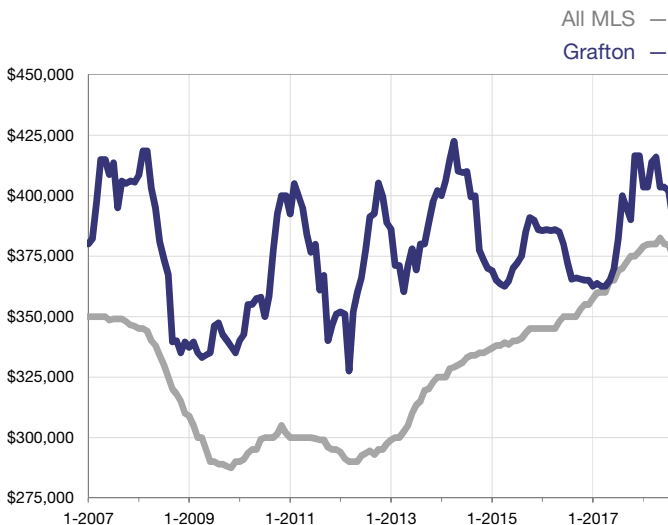
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	8	+ 33.3%	77	78	+ 1.3%
Closed Sales	10	9	- 10.0%	76	70	- 7.9%
Median Sales Price*	\$318,750	\$250,000	- 21.6%	\$308,500	\$306,000	- 0.8%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	28	78	+ 178.6%	58	43	- 25.9%
Percent of Original List Price Received*	97.8%	96.8%	- 1.0%	97.2%	98.5%	+ 1.3%
New Listings	11	6	- 45.5%	100	89	- 11.0%

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

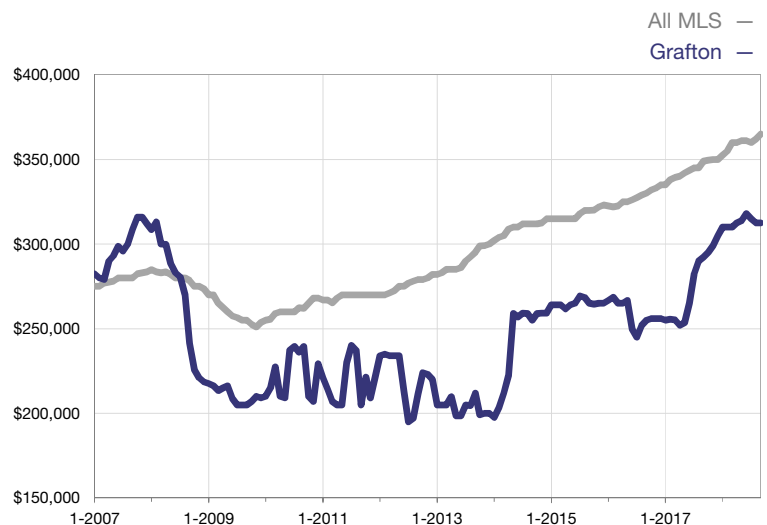
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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