

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	21	+ 200.0%	47	53	+ 12.8%
Closed Sales	9	13	+ 44.4%	48	42	- 12.5%
Median Sales Price*	\$485,000	\$616,100	+ 27.0%	\$472,500	\$572,000	+ 21.1%
Inventory of Homes for Sale	35	11	- 68.6%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	69	22	- 68.1%	64	38	- 40.6%
Percent of Original List Price Received*	100.2%	104.3%	+ 4.1%	97.4%	102.8%	+ 5.5%
New Listings	12	24	+ 100.0%	68	62	- 8.8%

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

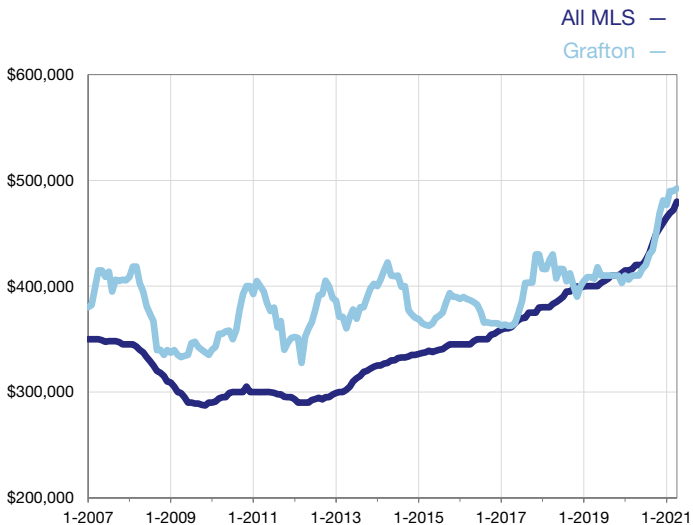
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	10	+ 233.3%	21	21	0.0%
Closed Sales	7	5	- 28.6%	23	11	- 52.2%
Median Sales Price*	\$329,900	\$430,000	+ 30.3%	\$332,450	\$430,000	+ 29.3%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	58	13	- 77.6%	69	14	- 79.7%
Percent of Original List Price Received*	100.5%	105.7%	+ 5.2%	98.2%	104.9%	+ 6.8%
New Listings	8	14	+ 75.0%	23	24	+ 4.3%

* 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

