

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	22	+ 22.2%	65	75	+ 15.4%
Closed Sales	15	16	+ 6.7%	63	58	- 7.9%
Median Sales Price*	\$429,400	\$530,000	+ 23.4%	\$440,500	\$552,500	+ 25.4%
Inventory of Homes for Sale	36	6	- 83.3%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	41	19	- 53.7%	58	33	- 43.1%
Percent of Original List Price Received*	99.9%	107.0%	+ 7.1%	98.0%	104.0%	+ 6.1%
New Listings	20	17	- 15.0%	88	79	- 10.2%

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

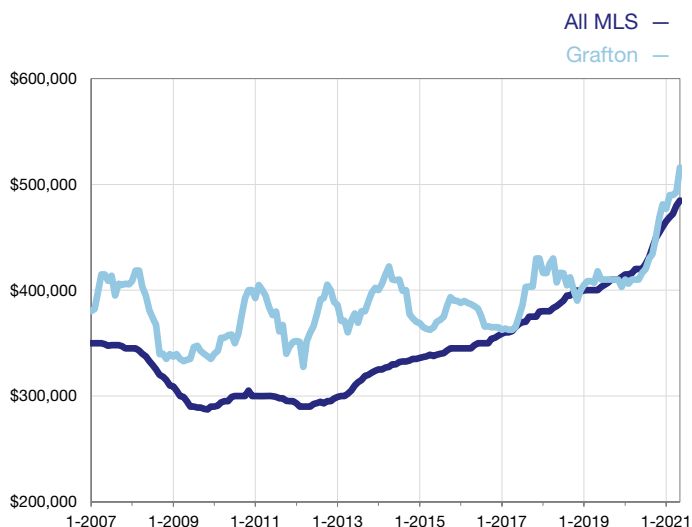
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	9	- 10.0%	31	30	- 3.2%
Closed Sales	2	1	- 50.0%	25	12	- 52.0%
Median Sales Price*	\$243,650	\$262,500	+ 7.7%	\$331,000	\$415,750	+ 25.6%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.5%	66	16	- 75.8%
Percent of Original List Price Received*	99.5%	111.7%	+ 12.3%	98.3%	105.5%	+ 7.3%
New Listings	16	10	- 37.5%	39	34	- 12.8%

* 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

