

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	15	+ 36.4%	193	162	- 16.1%
Closed Sales	14	10	- 28.6%	180	157	- 12.8%
Median Sales Price*	\$466,000	\$485,000	+ 4.1%	\$570,000	\$582,500	+ 2.2%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	25	48	+ 92.0%	25	25	0.0%
Percent of Original List Price Received*	101.0%	97.0%	- 4.0%	103.1%	103.5%	+ 0.4%
New Listings	10	10	0.0%	219	181	- 17.4%

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

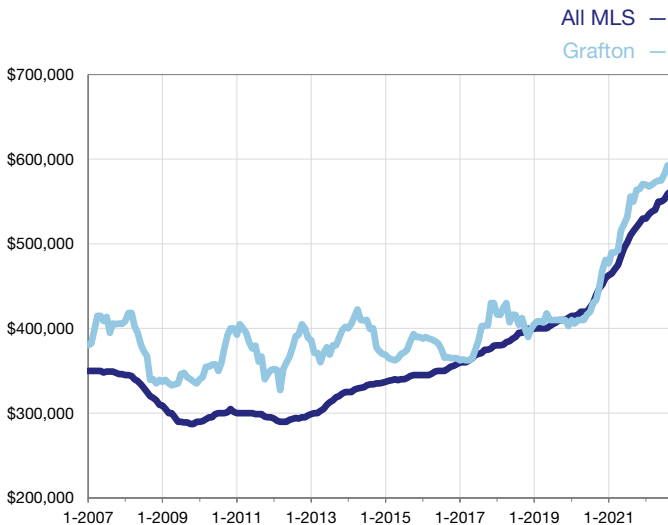
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	3	- 57.1%	86	98	+ 14.0%
Closed Sales	7	7	0.0%	79	96	+ 21.5%
Median Sales Price*	\$425,000	\$350,000	- 17.6%	\$396,000	\$370,000	- 6.6%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	16	17	+ 6.3%
Percent of Original List Price Received*	102.3%	101.8%	- 0.5%	105.8%	105.7%	- 0.1%
New Listings	7	1	- 85.7%	94	101	+ 7.4%

* 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

