

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	17	15	- 11.8%
Closed Sales	9	4	- 55.6%	25	10	- 60.0%
Median Sales Price*	\$550,000	\$565,000	+ 2.7%	\$530,000	\$512,500	- 3.3%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	43	13	- 69.8%	36	24	- 33.3%
Percent of Original List Price Received*	96.9%	101.2%	+ 4.4%	98.7%	102.1%	+ 3.4%
New Listings	9	10	+ 11.1%	17	21	+ 23.5%

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

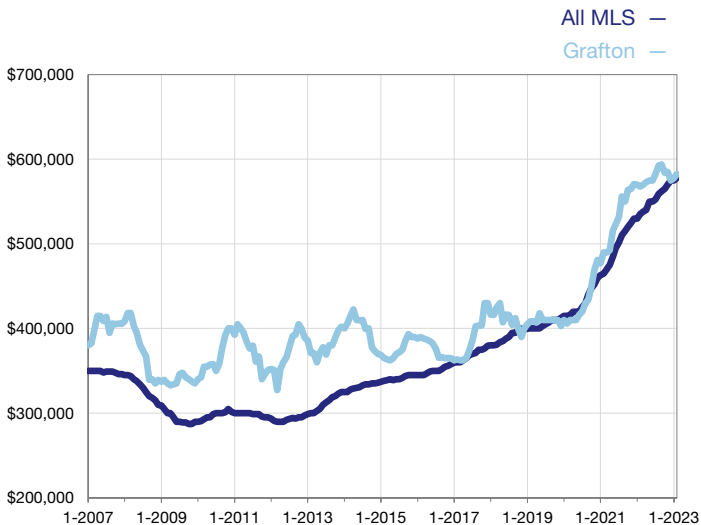
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	10	9	- 10.0%
Closed Sales	4	2	- 50.0%	7	6	- 14.3%
Median Sales Price*	\$347,500	\$548,500	+ 57.8%	\$335,000	\$333,000	- 0.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	30	18	- 40.0%	23	19	- 17.4%
Percent of Original List Price Received*	103.8%	104.4%	+ 0.6%	105.9%	102.8%	- 2.9%
New Listings	6	6	0.0%	11	10	- 9.1%

* 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

