

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	31	26	- 16.1%
Closed Sales	9	6	- 33.3%	34	16	- 52.9%
Median Sales Price*	\$788,500	\$695,000	- 11.9%	\$540,750	\$530,500	- 1.9%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	17	38	+ 123.5%	31	29	- 6.5%
Percent of Original List Price Received*	103.0%	96.2%	- 6.6%	99.9%	99.8%	- 0.1%
New Listings	14	15	+ 7.1%	31	36	+ 16.1%

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

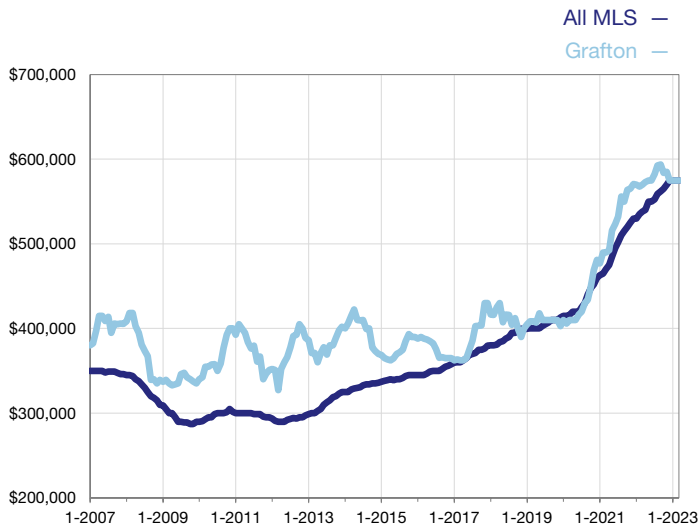
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	4	- 60.0%	20	13	- 35.0%
Closed Sales	7	5	- 28.6%	14	11	- 21.4%
Median Sales Price*	\$350,000	\$475,000	+ 35.7%	\$347,500	\$336,000	- 3.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	13	16	+ 23.1%	18	18	0.0%
Percent of Original List Price Received*	108.8%	101.2%	- 7.0%	107.3%	102.1%	- 4.8%
New Listings	11	5	- 54.5%	22	15	- 31.8%

* 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

