

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	18	+ 5.9%	48	40	- 16.7%
Closed Sales	11	7	- 36.4%	45	23	- 48.9%
Median Sales Price*	\$720,000	<b>\$610,000</b>	- 15.3%	\$575,000	<b>\$560,000</b>	- 2.6%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	21	57	+ 171.4%	28	37	+ 32.1%
Percent of Original List Price Received*	112.7%	<b>94.9%</b>	- 15.8%	103.0%	<b>98.3%</b>	- 4.6%
New Listings	26	22	- 15.4%	57	58	+ 1.8%

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

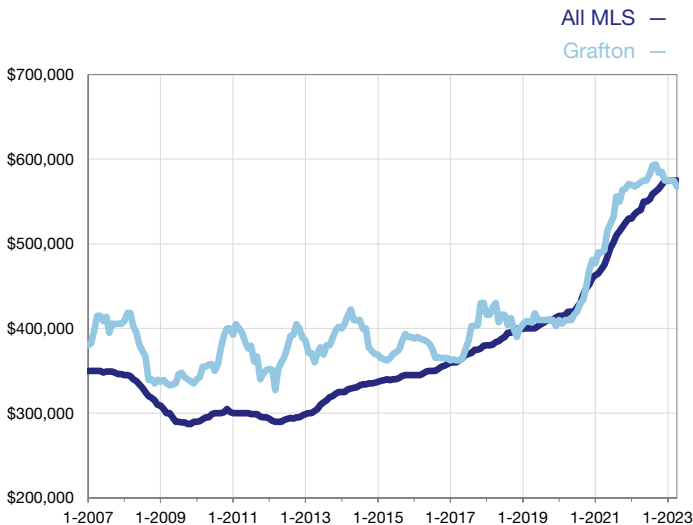
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	31	19	- 38.7%
Closed Sales	9	5	- 44.4%	23	16	- 30.4%
Median Sales Price*	\$345,000	<b>\$410,000</b>	+ 18.8%	\$345,000	<b>\$373,000</b>	+ 8.1%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	13	6	- 53.8%	16	14	- 12.5%
Percent of Original List Price Received*	111.2%	<b>102.8%</b>	- 7.6%	108.8%	<b>102.3%</b>	- 6.0%
New Listings	16	8	- 50.0%	38	23	- 39.5%

\* 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

