

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	26	- 3.7%	75	65	- 13.3%
Closed Sales	11	9	- 18.2%	56	32	- 42.9%
Median Sales Price*	\$550,000	\$555,000	+ 0.9%	\$565,000	\$557,500	- 1.3%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	27	35	+ 29.6%
Percent of Original List Price Received*	107.8%	100.9%	- 6.4%	104.0%	99.0%	- 4.8%
New Listings	26	24	- 7.7%	82	80	- 2.4%

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

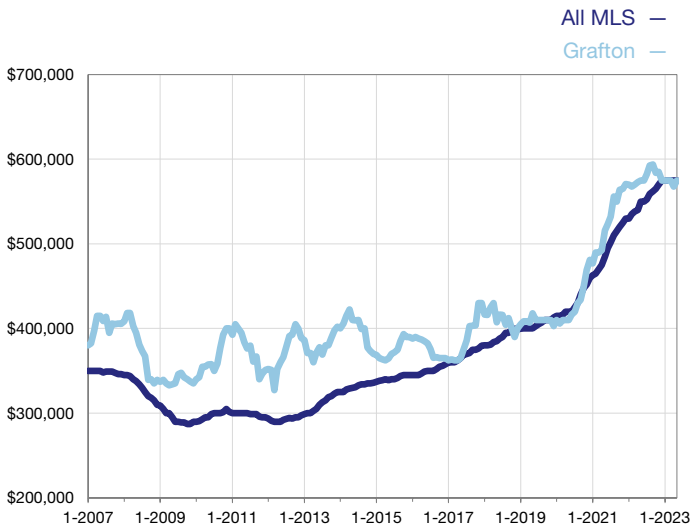
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	41	25	- 39.0%
Closed Sales	9	2	- 77.8%	32	18	- 43.8%
Median Sales Price*	\$302,000	\$361,150	+ 19.6%	\$343,500	\$373,000	+ 8.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	13	20	+ 53.8%	15	15	0.0%
Percent of Original List Price Received*	108.8%	103.3%	- 5.1%	108.8%	102.4%	- 5.9%
New Listings	10	8	- 20.0%	48	30	- 37.5%

* 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

