

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	23	+ 15.0%	95	85	- 10.5%
Closed Sales	25	24	- 4.0%	81	57	- 29.6%
Median Sales Price*	\$600,000	<b>\$695,450</b>	+ 15.9%	\$575,000	<b>\$655,000</b>	+ 13.9%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	12	24	+ 100.0%	23	33	+ 43.5%
Percent of Original List Price Received*	108.9%	<b>103.6%</b>	- 4.9%	105.5%	<b>101.0%</b>	- 4.3%
New Listings	29	20	- 31.0%	111	100	- 9.9%

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

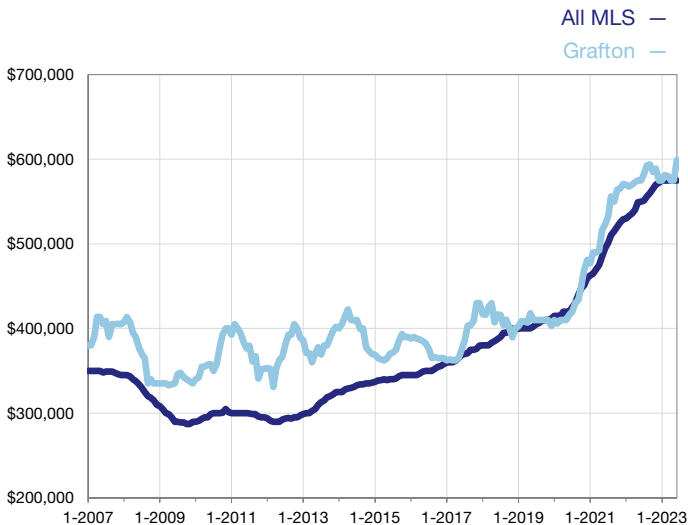
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	53	33	- 37.7%
Closed Sales	10	4	- 60.0%	42	22	- 47.6%
Median Sales Price*	\$449,500	<b>\$435,500</b>	- 3.1%	\$363,000	<b>\$395,000</b>	+ 8.8%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	11	10	- 9.1%	14	14	0.0%
Percent of Original List Price Received*	108.1%	<b>106.1%</b>	- 1.9%	108.7%	<b>103.1%</b>	- 5.2%
New Listings	17	5	- 70.6%	65	35	- 46.2%

\* 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

