

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	22	+ 46.7%	110	104	- 5.5%
Closed Sales	25	8	- 68.0%	106	66	- 37.7%
Median Sales Price*	\$575,000	\$661,250	+ 15.0%	\$575,000	\$664,000	+ 15.5%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	23	30	+ 30.4%
Percent of Original List Price Received*	105.5%	105.0%	- 0.5%	105.5%	101.5%	- 3.8%
New Listings	12	26	+ 116.7%	123	125	+ 1.6%

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

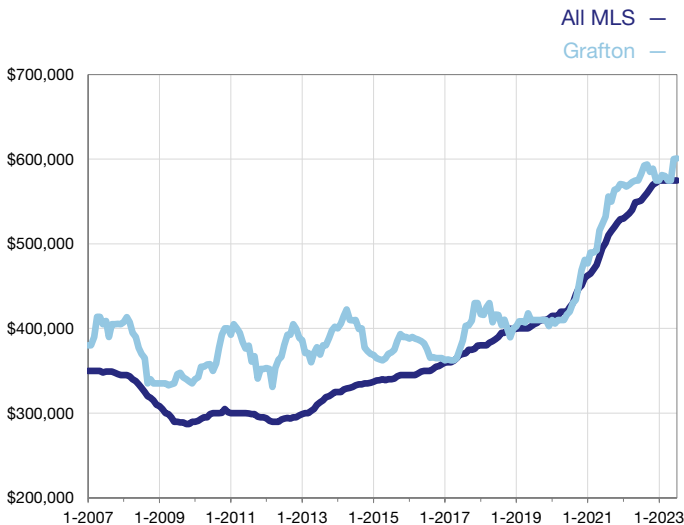
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	12	- 33.3%	71	41	- 42.3%
Closed Sales	15	10	- 33.3%	57	32	- 43.9%
Median Sales Price*	\$415,000	\$420,000	+ 1.2%	\$371,000	\$410,000	+ 10.5%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	16	14	- 12.5%
Percent of Original List Price Received*	105.3%	105.3%	0.0%	107.8%	103.8%	- 3.7%
New Listings	13	14	+ 7.7%	78	49	- 37.2%

* 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

