

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	19	+ 46.2%	123	120	- 2.4%
Closed Sales	18	28	+ 55.6%	124	94	- 24.2%
Median Sales Price*	\$687,500	\$773,750	+ 12.5%	\$581,250	\$694,950	+ 19.6%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	21	40	+ 90.5%	22	33	+ 50.0%
Percent of Original List Price Received*	98.6%	103.4%	+ 4.9%	104.5%	102.1%	- 2.3%
New Listings	14	23	+ 64.3%	137	148	+ 8.0%

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

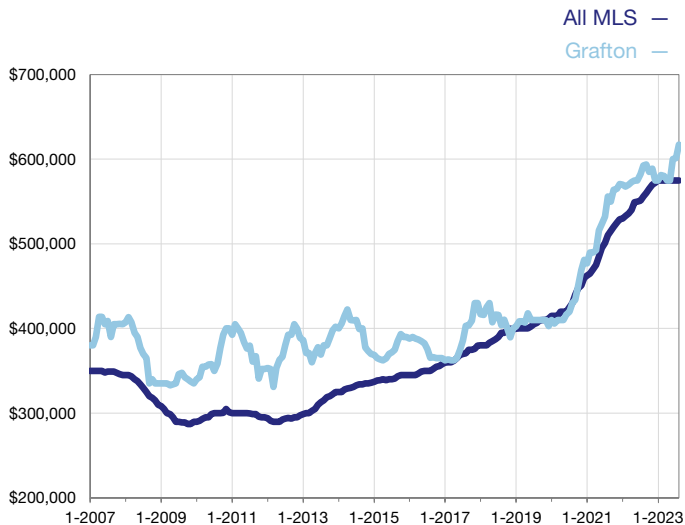
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	16	+ 100.0%	79	55	- 30.4%
Closed Sales	15	4	- 73.3%	72	36	- 50.0%
Median Sales Price*	\$367,970	\$568,750	+ 54.6%	\$369,550	\$425,000	+ 15.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	18	12	- 33.3%	17	14	- 17.6%
Percent of Original List Price Received*	102.9%	106.6%	+ 3.6%	106.8%	104.1%	- 2.5%
New Listings	8	21	+ 162.5%	86	69	- 19.8%

* 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

