

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	16	+ 100.0%	131	130	- 0.8%
Closed Sales	16	21	+ 31.3%	140	115	- 17.9%
Median Sales Price*	\$555,000	\$735,000	+ 32.4%	\$581,250	\$701,000	+ 20.6%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	25	- 19.4%	23	32	+ 39.1%
Percent of Original List Price Received*	101.9%	103.7%	+ 1.8%	104.2%	102.4%	- 1.7%
New Listings	14	13	- 7.1%	151	161	+ 6.6%

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

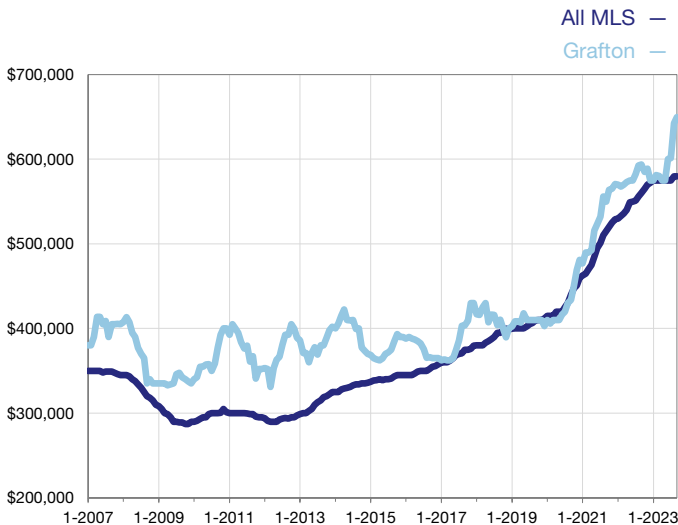
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	84	60	- 28.6%
Closed Sales	6	7	+ 16.7%	78	43	- 44.9%
Median Sales Price*	\$376,500	\$423,000	+ 12.4%	\$371,500	\$423,000	+ 13.9%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	15	8	- 46.7%	17	13	- 23.5%
Percent of Original List Price Received*	103.6%	104.1%	+ 0.5%	106.5%	104.1%	- 2.3%
New Listings	6	12	+ 100.0%	92	81	- 12.0%

* 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

