

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	146	141	- 3.4%
Closed Sales	8	16	+ 100.0%	148	132	- 10.8%
Median Sales Price*	\$797,500	\$775,000	- 2.8%	\$588,750	\$713,250	+ 21.1%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	31	32	+ 3.2%	24	32	+ 33.3%
Percent of Original List Price Received*	99.6%	100.6%	+ 1.0%	104.0%	102.2%	- 1.7%
New Listings	15	18	+ 20.0%	166	179	+ 7.8%

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

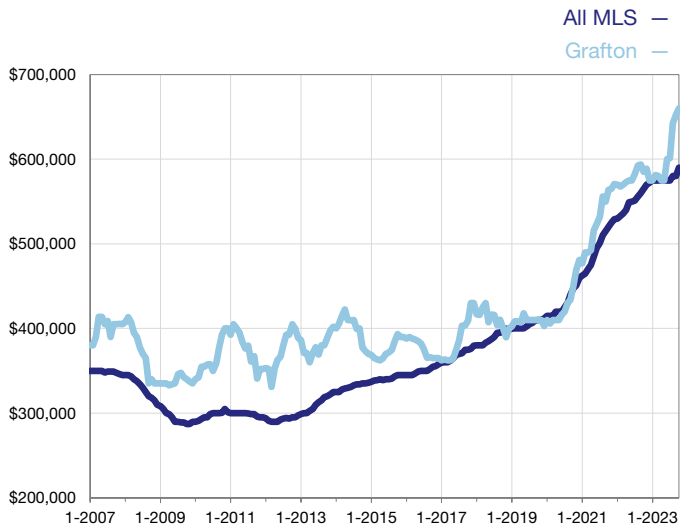
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	95	66	- 30.5%
Closed Sales	11	2	- 81.8%	89	45	- 49.4%
Median Sales Price*	\$370,000	\$437,500	+ 18.2%	\$371,000	\$423,000	+ 14.0%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--
Cumulative Days on Market Until Sale	14	8	- 42.9%	16	13	- 18.8%
Percent of Original List Price Received*	102.1%	107.1%	+ 4.9%	106.0%	104.2%	- 1.7%
New Listings	8	6	- 25.0%	100	87	- 13.0%

* 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

