

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	159	148	- 6.9%
Closed Sales	11	4	- 63.6%	159	136	- 14.5%
Median Sales Price*	\$495,000	\$722,500	+ 46.0%	\$582,500	\$713,250	+ 22.4%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	45	24	- 46.7%	25	32	+ 28.0%
Percent of Original List Price Received*	97.6%	102.8%	+ 5.3%	103.5%	102.2%	- 1.3%
New Listings	9	11	+ 22.2%	175	190	+ 8.6%

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

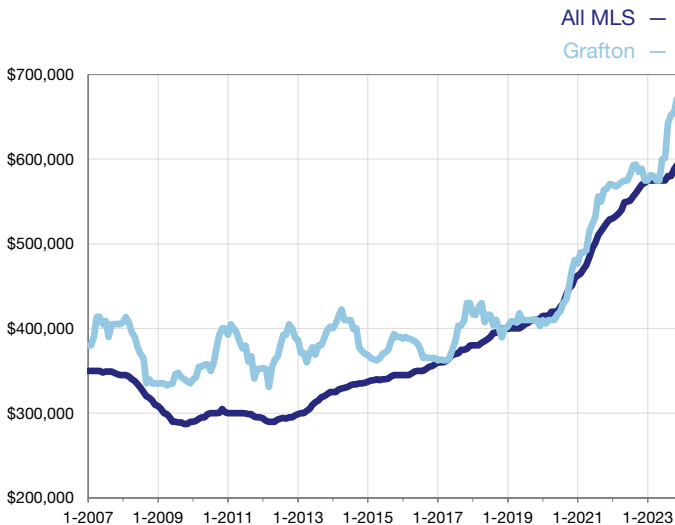
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	11	+ 266.7%	98	75	- 23.5%
Closed Sales	7	4	- 42.9%	96	49	- 49.0%
Median Sales Price*	\$350,000	\$529,950	+ 51.4%	\$370,000	\$430,000	+ 16.2%
Inventory of Homes for Sale	2	11	+ 450.0%	--	--	--
Months Supply of Inventory	0.2	1.7	+ 750.0%	--	--	--
Cumulative Days on Market Until Sale	22	6	- 72.7%	17	12	- 29.4%
Percent of Original List Price Received*	101.8%	102.7%	+ 0.9%	105.7%	104.1%	- 1.5%
New Listings	1	11	+ 1,000.0%	101	98	- 3.0%

* 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

