

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	165	155	- 6.1%
Closed Sales	15	12	- 20.0%	174	148	- 14.9%
Median Sales Price*	\$450,000	\$630,325	+ 40.1%	\$575,000	\$707,500	+ 23.0%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	70	+ 133.3%	26	35	+ 34.6%
Percent of Original List Price Received*	96.4%	93.7%	- 2.8%	102.9%	101.5%	- 1.4%
New Listings	6	6	0.0%	181	195	+ 7.7%

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

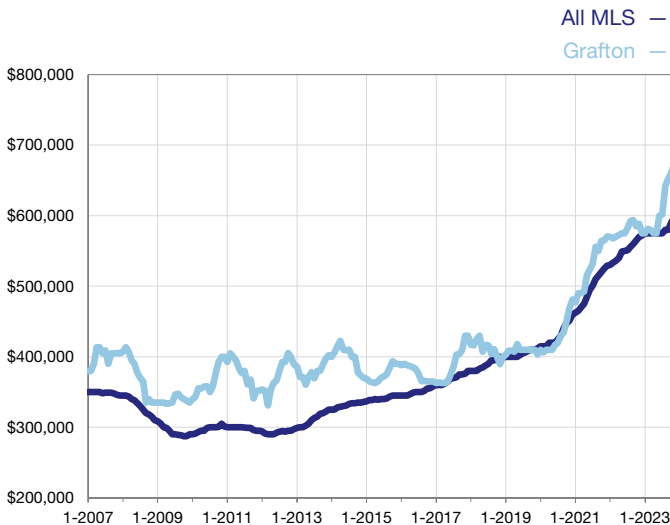
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	100	79	- 21.0%
Closed Sales	5	3	- 40.0%	101	52	- 48.5%
Median Sales Price*	\$439,900	\$385,000	- 12.5%	\$371,000	\$426,500	+ 15.0%
Inventory of Homes for Sale	1	10	+ 900.0%	--	--	--
Months Supply of Inventory	0.1	1.5	+ 1,400.0%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	17	13	- 23.5%
Percent of Original List Price Received*	97.8%	100.9%	+ 3.2%	105.3%	103.9%	- 1.3%
New Listings	2	6	+ 200.0%	103	104	+ 1.0%

* 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

