

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

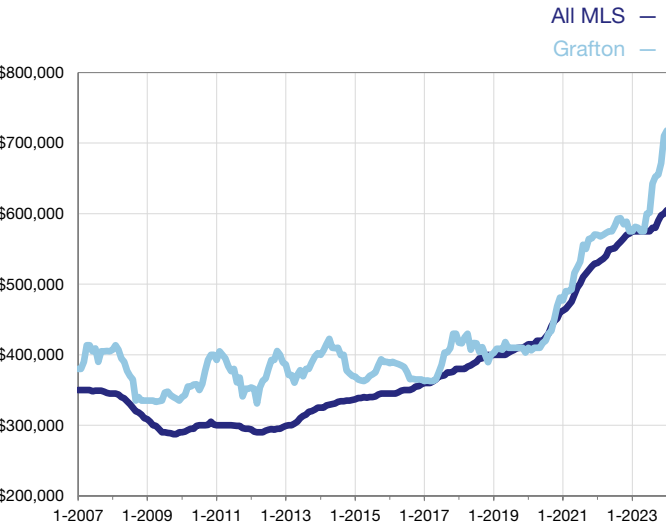
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	16	+ 220.0%	5	16	+ 220.0%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Median Sales Price*	\$525,000	\$582,500	+ 11.0%	\$525,000	\$582,500	+ 11.0%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	51	34	- 33.3%	51	34	- 33.3%
Percent of Original List Price Received*	102.5%	101.2%	- 1.3%	102.5%	101.2%	- 1.3%
New Listings	10	18	+ 80.0%	10	18	+ 80.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	8	+ 700.0%	1	8	+ 700.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$322,500	\$494,950	+ 53.5%	\$322,500	\$494,950	+ 53.5%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	20	13	- 35.0%	20	13	- 35.0%
Percent of Original List Price Received*	102.0%	102.5%	+ 0.5%	102.0%	102.5%	+ 0.5%
New Listings	4	10	+ 150.0%	4	10	+ 150.0%

* 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

