

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	14	+ 55.6%	14	26	+ 85.7%
Closed Sales	4	10	+ 150.0%	11	20	+ 81.8%
Median Sales Price*	\$565,000	<b>\$598,000</b>	+ 5.8%	\$525,000	<b>\$590,000</b>	+ 12.4%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	13	99	+ 661.5%	37	67	+ 81.1%
Percent of Original List Price Received*	101.2%	95.0%	- 6.1%	102.1%	98.1%	- 3.9%
New Listings	10	9	- 10.0%	20	27	+ 35.0%

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

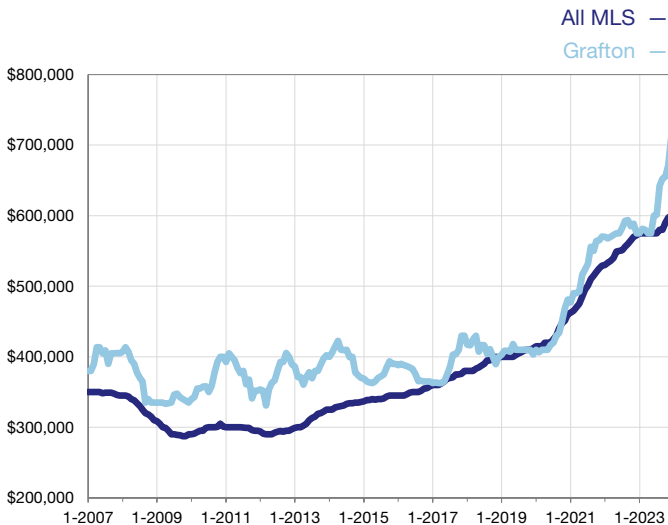
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	9	+ 12.5%	9	15	+ 66.7%
Closed Sales	2	2	0.0%	6	4	- 33.3%
Median Sales Price*	\$548,500	<b>\$415,000</b>	- 24.3%	\$333,000	<b>\$420,000</b>	+ 26.1%
Inventory of Homes for Sale	1	12	+ 1,100.0%	--	--	--
Months Supply of Inventory	0.1	1.7	+ 1,600.0%	--	--	--
Cumulative Days on Market Until Sale	18	42	+ 133.3%	19	27	+ 42.1%
Percent of Original List Price Received*	104.4%	102.2%	- 2.1%	102.8%	102.4%	- 0.4%
New Listings	6	13	+ 116.7%	10	23	+ 130.0%

\* 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

