

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	12	+ 50.0%	22	36	+ 63.6%
Closed Sales	6	11	+ 83.3%	17	32	+ 88.2%
Median Sales Price*	\$695,000	<b>\$605,000</b>	- 12.9%	\$536,000	<b>\$602,500</b>	+ 12.4%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	38	24	- 36.8%	37	51	+ 37.8%
Percent of Original List Price Received*	96.2%	<b>103.2%</b>	+ 7.3%	100.0%	<b>100.1%</b>	+ 0.1%
New Listings	14	11	- 21.4%	34	38	+ 11.8%

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

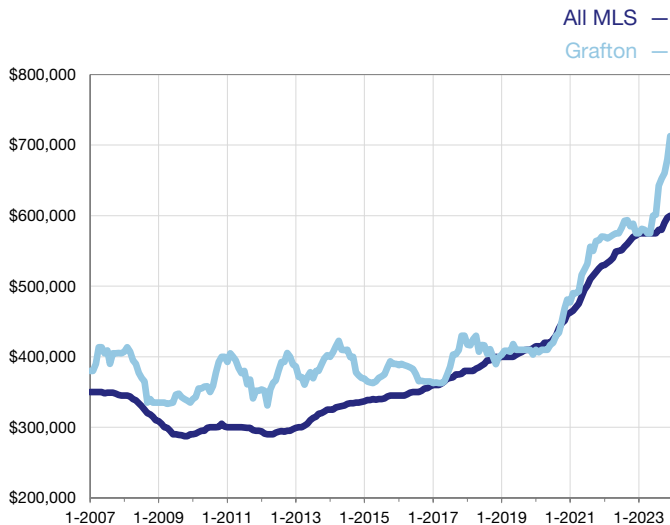
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	17	+ 325.0%	13	32	+ 146.2%
Closed Sales	5	4	- 20.0%	11	9	- 18.2%
Median Sales Price*	\$475,000	<b>\$457,500</b>	- 3.7%	\$336,000	<b>\$420,000</b>	+ 25.0%
Inventory of Homes for Sale	2	14	+ 600.0%	--	--	--
Months Supply of Inventory	0.3	1.7	+ 466.7%	--	--	--
Cumulative Days on Market Until Sale	16	12	- 25.0%	18	23	+ 27.8%
Percent of Original List Price Received*	101.2%	<b>106.2%</b>	+ 4.9%	102.1%	<b>104.0%</b>	+ 1.9%
New Listings	5	20	+ 300.0%	15	43	+ 186.7%

\* 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

