

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	17	0.0%	39	52	+ 33.3%
Closed Sales	7	10	+ 42.9%	24	42	+ 75.0%
Median Sales Price*	\$610,000	\$625,000	+ 2.5%	\$585,000	\$602,500	+ 3.0%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	57	15	- 73.7%	43	42	- 2.3%
Percent of Original List Price Received*	94.9%	98.5%	+ 3.8%	98.5%	99.8%	+ 1.3%
New Listings	22	18	- 18.2%	56	56	0.0%

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

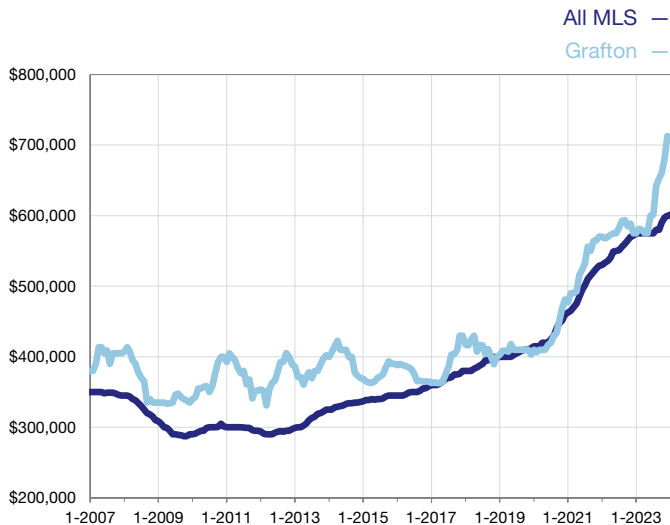
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	16	+ 300.0%	17	46	+ 170.6%
Closed Sales	5	11	+ 120.0%	16	20	+ 25.0%
Median Sales Price*	\$410,000	\$435,000	+ 6.1%	\$373,000	\$430,000	+ 15.3%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	6	14	+ 133.3%	14	18	+ 28.6%
Percent of Original List Price Received*	102.8%	103.8%	+ 1.0%	102.3%	103.9%	+ 1.6%
New Listings	7	13	+ 85.7%	22	55	+ 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

