

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	21	- 8.7%	62	72	+ 16.1%
Closed Sales	9	12	+ 33.3%	33	55	+ 66.7%
Median Sales Price*	\$555,000	<b>\$760,000</b>	+ 36.9%	\$560,000	<b>\$610,000</b>	+ 8.9%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	30	26	- 13.3%	39	39	0.0%
Percent of Original List Price Received*	100.9%	<b>101.9%</b>	+ 1.0%	99.1%	<b>100.1%</b>	+ 1.0%
New Listings	24	24	0.0%	80	80	0.0%

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

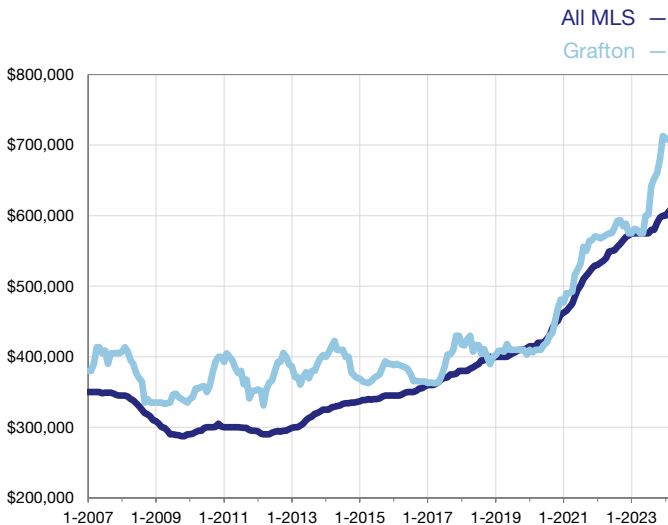
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	13	+ 225.0%	21	55	+ 161.9%
Closed Sales	2	15	+ 650.0%	18	35	+ 94.4%
Median Sales Price*	\$361,150	<b>\$510,000</b>	+ 41.2%	\$373,000	<b>\$499,000</b>	+ 33.8%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	15	25	+ 66.7%
Percent of Original List Price Received*	103.3%	<b>101.4%</b>	- 1.8%	102.4%	<b>102.8%</b>	+ 0.4%
New Listings	8	14	+ 75.0%	30	69	+ 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

