

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	18	- 10.0%	82	87	+ 6.1%
Closed Sales	25	16	- 36.0%	58	72	+ 24.1%
Median Sales Price*	\$701,000	\$807,500	+ 15.2%	\$664,000	\$670,000	+ 0.9%
Inventory of Homes for Sale	19	25	+ 31.6%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	33	33	0.0%
Percent of Original List Price Received*	103.6%	105.8%	+ 2.1%	101.0%	101.3%	+ 0.3%
New Listings	19	30	+ 57.9%	99	109	+ 10.1%

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

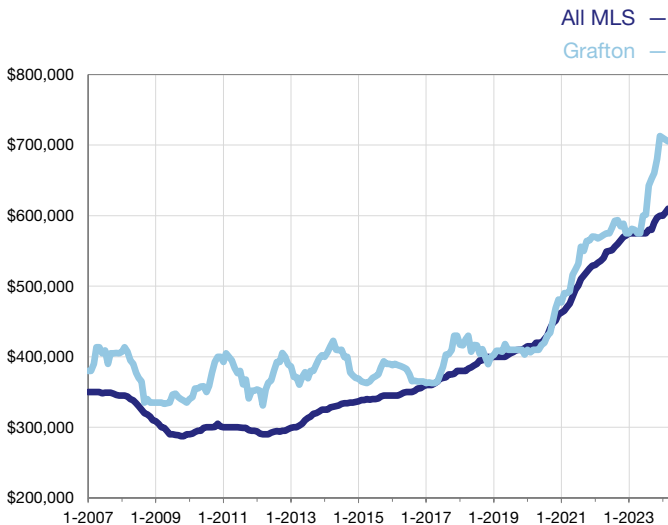
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	10	+ 25.0%	29	65	+ 124.1%
Closed Sales	4	8	+ 100.0%	22	43	+ 95.5%
Median Sales Price*	\$435,500	\$562,450	+ 29.2%	\$395,000	\$510,000	+ 29.1%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	10	46	+ 360.0%	14	29	+ 107.1%
Percent of Original List Price Received*	106.1%	103.6%	- 2.4%	103.1%	103.0%	- 0.1%
New Listings	5	7	+ 40.0%	36	81	+ 125.0%

* 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

