

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	13	0.0%	114	119	+ 4.4%
Closed Sales	28	27	- 3.6%	94	118	+ 25.5%
Median Sales Price*	\$773,750	\$615,000	- 20.5%	\$694,950	\$675,000	- 2.9%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	40	30	- 25.0%	33	31	- 6.1%
Percent of Original List Price Received*	103.4%	99.6%	- 3.7%	102.1%	101.7%	- 0.4%
New Listings	23	12	- 47.8%	148	139	- 6.1%

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

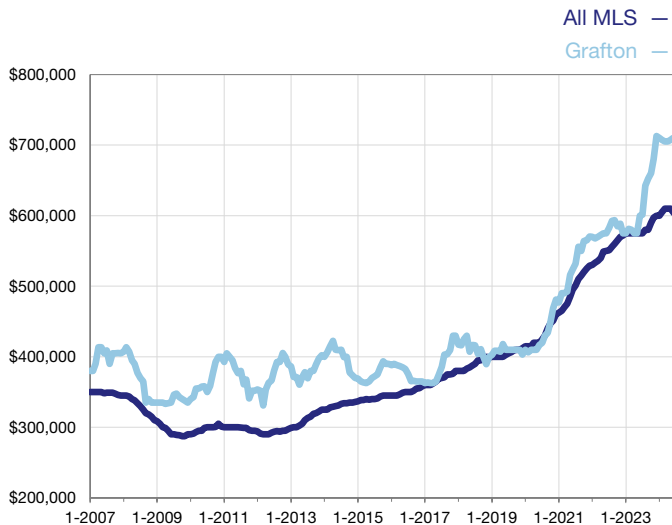
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	7	- 53.3%	53	79	+ 49.1%
Closed Sales	4	16	+ 300.0%	36	78	+ 116.7%
Median Sales Price*	\$568,750	\$517,738	- 9.0%	\$425,000	\$517,183	+ 21.7%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	12	38	+ 216.7%	14	29	+ 107.1%
Percent of Original List Price Received*	106.6%	99.0%	- 7.1%	104.1%	101.8%	- 2.2%
New Listings	21	11	- 47.6%	70	95	+ 35.7%

* 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

