

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	17	+ 30.8%	127	135	+ 6.3%
Closed Sales	22	13	- 40.9%	116	131	+ 12.9%
Median Sales Price*	\$758,200	\$640,000	- 15.6%	\$703,000	\$668,000	- 5.0%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	32	31	- 3.1%
Percent of Original List Price Received*	103.6%	103.0%	- 0.6%	102.4%	101.8%	- 0.6%
New Listings	13	11	- 15.4%	161	150	- 6.8%

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

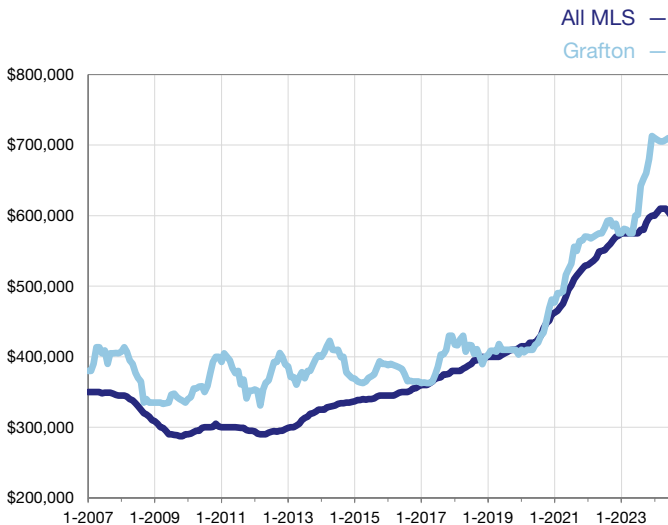
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	12	+ 200.0%	57	88	+ 54.4%
Closed Sales	7	17	+ 142.9%	43	96	+ 123.3%
Median Sales Price*	\$423,000	\$419,470	- 0.8%	\$423,000	\$512,210	+ 21.1%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	8	29	+ 262.5%	13	30	+ 130.8%
Percent of Original List Price Received*	104.1%	99.9%	- 4.0%	104.1%	101.5%	- 2.5%
New Listings	12	10	- 16.7%	82	105	+ 28.0%

* 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

