

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	9	0.0%	136	141	+ 3.7%
Closed Sales	16	9	- 43.8%	132	140	+ 6.1%
Median Sales Price*	\$775,000	\$550,000	- 29.0%	\$713,250	\$666,500	- 6.6%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	32	35	+ 9.4%	32	31	- 3.1%
Percent of Original List Price Received*	100.6%	100.7%	+ 0.1%	102.2%	101.8%	- 0.4%
New Listings	18	15	- 16.7%	179	165	- 7.8%

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

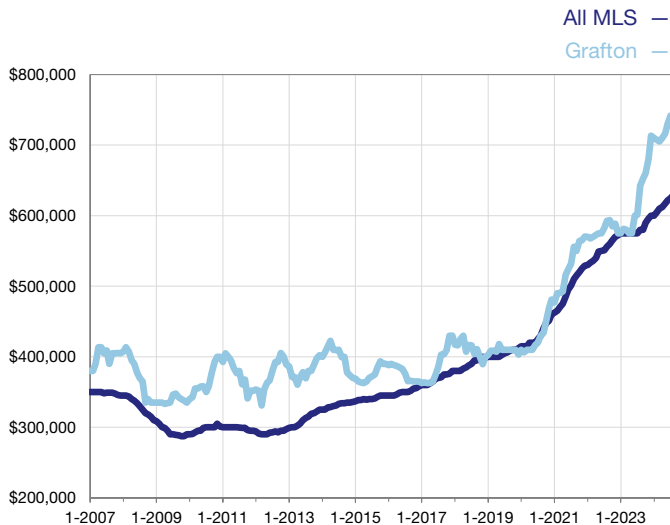
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	10	+ 66.7%	63	96	+ 52.4%
Closed Sales	2	8	+ 300.0%	45	104	+ 131.1%
Median Sales Price*	\$437,500	\$557,450	+ 27.4%	\$423,000	\$514,710	+ 21.7%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	8	59	+ 637.5%	13	32	+ 146.2%
Percent of Original List Price Received*	107.1%	100.6%	- 6.1%	104.2%	101.4%	- 2.7%
New Listings	6	8	+ 33.3%	88	113	+ 28.4%

* 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

