

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

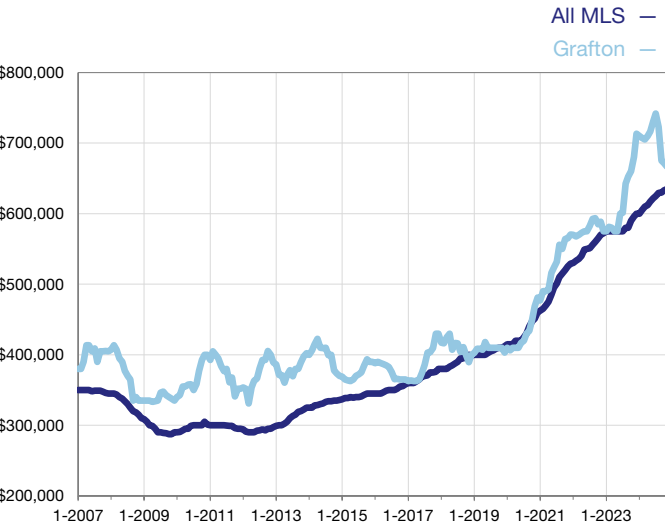
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	147	152	+ 3.4%
Closed Sales	6	11	+ 83.3%	138	151	+ 9.4%
Median Sales Price*	\$878,000	\$695,000	- 20.8%	\$718,250	\$668,000	- 7.0%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	31	31	0.0%
Percent of Original List Price Received*	100.9%	97.4%	- 3.5%	102.1%	101.4%	- 0.7%
New Listings	11	10	- 9.1%	190	175	- 7.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	9	- 10.0%	73	104	+ 42.5%
Closed Sales	5	9	+ 80.0%	50	113	+ 126.0%
Median Sales Price*	\$490,000	\$520,000	+ 6.1%	\$426,500	\$515,000	+ 20.8%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	11	71	+ 545.5%	13	35	+ 169.2%
Percent of Original List Price Received*	102.1%	102.2%	+ 0.1%	104.0%	101.5%	- 2.4%
New Listings	12	6	- 50.0%	100	119	+ 19.0%

\* 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

