

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

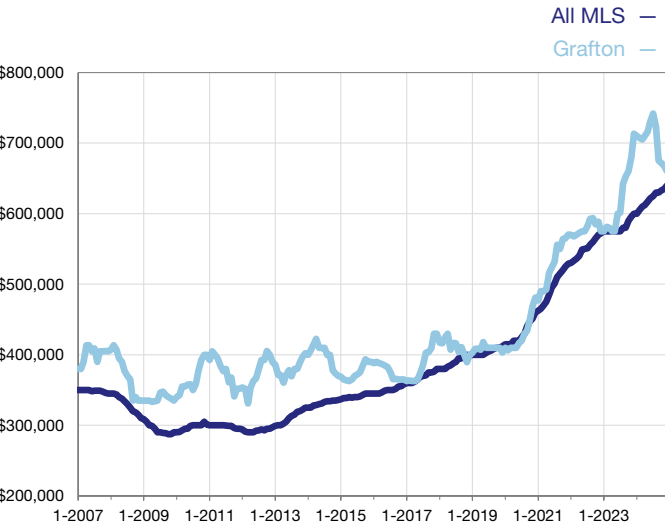
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	154	162	+ 5.2%
Closed Sales	12	9	- 25.0%	150	160	+ 6.7%
Median Sales Price*	\$630,325	\$607,000	- 3.7%	\$713,250	\$660,000	- 7.5%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	70	31	- 55.7%	34	31	- 8.8%
Percent of Original List Price Received*	93.7%	100.2%	+ 6.9%	101.4%	101.4%	0.0%
New Listings	5	6	+ 20.0%	195	181	- 7.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	77	107	+ 39.0%
Closed Sales	3	6	+ 100.0%	53	119	+ 124.5%
Median Sales Price*	\$385,000	\$557,500	+ 44.8%	\$423,000	\$516,885	+ 22.2%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	30	37	+ 23.3%	14	35	+ 150.0%
Percent of Original List Price Received*	100.9%	101.9%	+ 1.0%	103.8%	101.5%	- 2.2%
New Listings	6	9	+ 50.0%	106	128	+ 20.8%

* 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

