

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

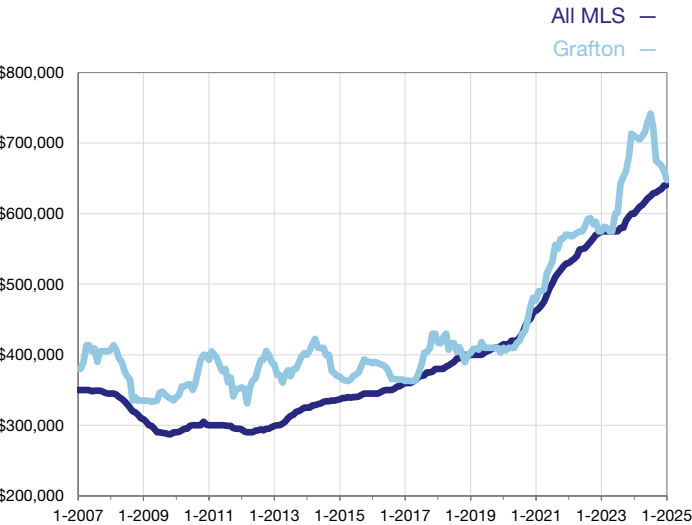
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	6	- 50.0%	12	6	- 50.0%
Closed Sales	10	12	+ 20.0%	10	12	+ 20.0%
Median Sales Price*	\$582,500	\$562,500	- 3.4%	\$582,500	\$562,500	- 3.4%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.5%	34	25	- 26.5%
Percent of Original List Price Received*	101.2%	100.5%	- 0.7%	101.2%	100.5%	- 0.7%
New Listings	18	6	- 66.7%	18	6	- 66.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	2	8	+ 300.0%	2	8	+ 300.0%
Median Sales Price*	\$494,950	\$572,551	+ 15.7%	\$494,950	\$572,551	+ 15.7%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	13	81	+ 523.1%	13	81	+ 523.1%
Percent of Original List Price Received*	102.5%	101.8%	- 0.7%	102.5%	101.8%	- 0.7%
New Listings	10	8	- 20.0%	10	8	- 20.0%

* 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

