

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

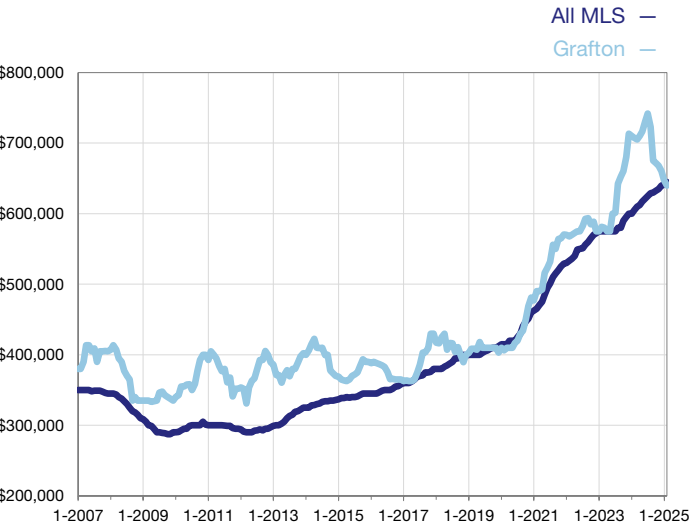
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	6	- 50.0%	24	11	- 54.2%
Closed Sales	11	6	- 45.5%	21	18	- 14.3%
Median Sales Price*	\$610,000	\$510,000	- 16.4%	\$600,000	\$530,000	- 11.7%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	92	76	- 17.4%	65	42	- 35.4%
Percent of Original List Price Received*	96.1%	97.0%	+ 0.9%	98.5%	99.3%	+ 0.8%
New Listings	9	6	- 33.3%	27	12	- 55.6%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	15	16	+ 6.7%
Closed Sales	3	5	+ 66.7%	5	13	+ 160.0%
Median Sales Price*	\$420,000	\$615,000	+ 46.4%	\$420,000	\$595,101	+ 41.7%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	44	37	- 15.9%	32	64	+ 100.0%
Percent of Original List Price Received*	102.1%	102.7%	+ 0.6%	102.3%	102.1%	- 0.2%
New Listings	12	16	+ 33.3%	22	24	+ 9.1%

* 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

