

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	17	+ 13.3%	50	34	- 32.0%
Closed Sales	11	4	- 63.6%	43	28	- 34.9%
Median Sales Price*	\$775,000	\$668,750	- 13.7%	\$605,000	\$558,750	- 7.6%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	29	+ 52.6%	43	38	- 11.6%
Percent of Original List Price Received*	98.0%	97.3%	- 0.7%	99.6%	99.2%	- 0.4%
New Listings	17	22	+ 29.4%	55	47	- 14.5%

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

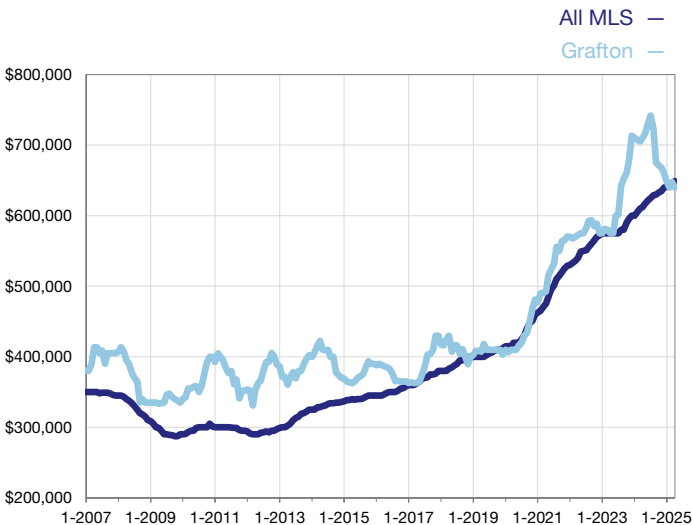
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	11	- 8.3%	41	37	- 9.8%
Closed Sales	11	11	0.0%	20	31	+ 55.0%
Median Sales Price*	\$435,000	\$525,000	+ 20.7%	\$430,000	\$550,000	+ 27.9%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	2.9	1.3	- 55.2%	--	--	--
Cumulative Days on Market Until Sale	14	22	+ 57.1%	18	40	+ 122.2%
Percent of Original List Price Received*	103.8%	102.1%	- 1.6%	103.9%	102.1%	- 1.7%
New Listings	16	13	- 18.8%	61	49	- 19.7%

* 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

