

Local Market Update – January 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	January			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	8	11	+ 37.5%	8	11	+ 37.5%
Closed Sales	5	13	+ 160.0%	5	13	+ 160.0%
Median Sales Price*	\$395,000	\$375,500	- 4.9%	\$395,000	\$375,500	- 4.9%
Inventory of Homes for Sale	71	68	- 4.2%	--	--	--
Months Supply of Inventory	4.3	3.9	- 9.3%	--	--	--
Cumulative Days on Market Until Sale	162	110	- 32.1%	162	110	- 32.1%
Percent of Original List Price Received*	91.8%	94.0%	+ 2.4%	91.8%	94.0%	+ 2.4%
New Listings	11	18	+ 63.6%	11	18	+ 63.6%

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

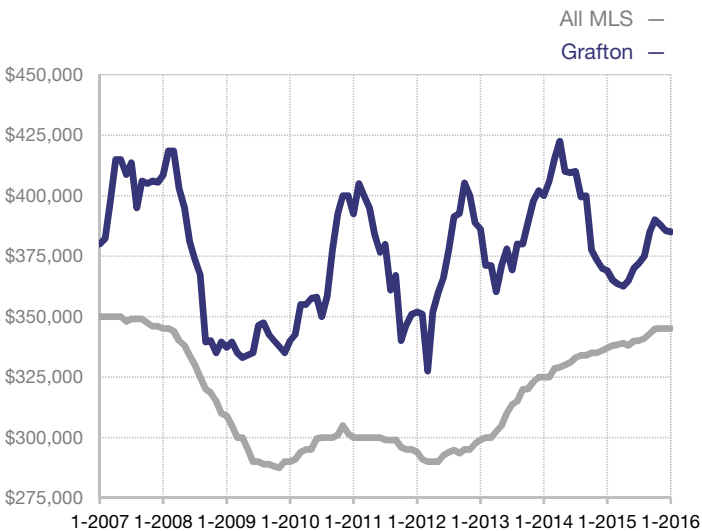
Condominium Properties

Key Metrics	January			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	9	4	- 55.6%	9	4	- 55.6%
Closed Sales	7	6	- 14.3%	7	6	- 14.3%
Median Sales Price*	\$275,200	\$278,750	+ 1.3%	\$275,200	\$278,750	+ 1.3%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	96	99	+ 3.1%	96	99	+ 3.1%
Percent of Original List Price Received*	95.3%	94.4%	- 0.9%	95.3%	94.4%	- 0.9%
New Listings	7	5	- 28.6%	7	5	- 28.6%

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

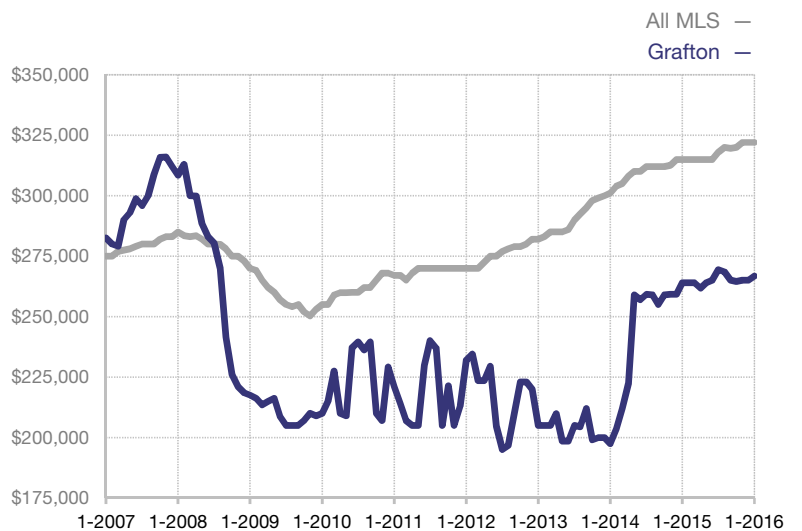
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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