

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	4	- 60.0%	158	140	- 11.4%
Closed Sales	9	18	+ 100.0%	160	152	- 5.0%
Median Sales Price*	\$607,000	\$519,950	- 14.3%	\$660,000	\$707,000	+ 7.1%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	31	52	+ 67.7%	31	33	+ 6.5%
Percent of Original List Price Received*	100.2%	98.4%	- 1.8%	101.4%	100.1%	- 1.3%
New Listings	5	1	- 80.0%	179	160	- 10.6%

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

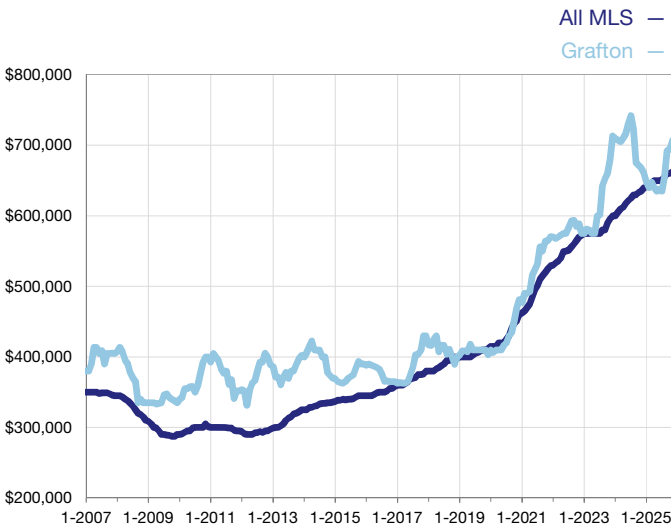
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	2	- 60.0%	106	101	- 4.7%
Closed Sales	6	10	+ 66.7%	119	111	- 6.7%
Median Sales Price*	\$557,500	\$441,250	- 20.9%	\$516,885	\$520,000	+ 0.6%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	37	82	+ 121.6%	35	43	+ 22.9%
Percent of Original List Price Received*	101.9%	92.0%	- 9.7%	101.5%	99.4%	- 2.1%
New Listings	9	5	- 44.4%	128	125	- 2.3%

* 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

