

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	10	11	+ 10.0%
Closed Sales	6	7	+ 16.7%	18	8	- 55.6%
Median Sales Price*	\$510,000	\$590,500	+ 15.8%	\$530,000	\$577,750	+ 9.0%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	76	100	+ 31.6%	42	90	+ 114.3%
Percent of Original List Price Received*	97.6%	99.6%	+ 2.0%	99.5%	99.7%	+ 0.2%
New Listings	6	6	0.0%	12	8	- 33.3%

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

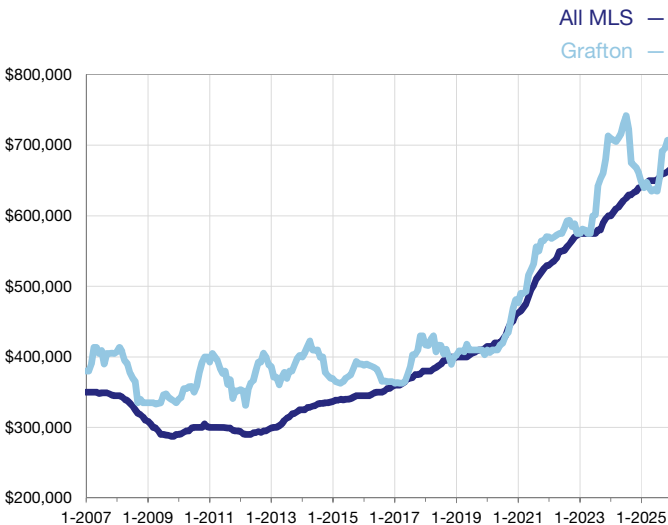
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	1	- 87.5%	13	5	- 61.5%
Closed Sales	5	4	- 20.0%	13	8	- 38.5%
Median Sales Price*	\$615,000	\$437,450	- 28.9%	\$595,101	\$432,450	- 27.3%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	37	54	+ 45.9%	64	60	- 6.3%
Percent of Original List Price Received*	102.7%	96.2%	- 6.3%	102.1%	95.6%	- 6.4%
New Listings	16	6	- 62.5%	24	7	- 70.8%

* 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

