

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	10	+ 42.9%	17	20	+ 17.6%
Closed Sales	6	5	- 16.7%	24	13	- 45.8%
Median Sales Price*	\$667,500	\$740,000	+ 10.9%	\$545,000	\$590,500	+ 8.3%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	34	64	+ 88.2%	40	80	+ 100.0%
Percent of Original List Price Received*	99.5%	96.2%	- 3.3%	99.5%	98.3%	- 1.2%
New Listings	13	14	+ 7.7%	25	22	- 12.0%

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

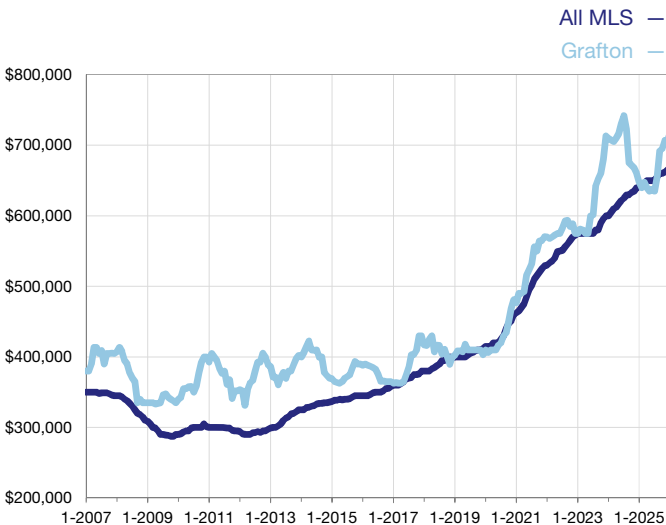
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	12	0.0%	25	17	- 32.0%
Closed Sales	7	1	- 85.7%	20	9	- 55.0%
Median Sales Price*	\$425,000	\$652,000	+ 53.4%	\$561,000	\$434,900	- 22.5%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	349	+ 1,561.9%	49	92	+ 87.8%
Percent of Original List Price Received*	101.9%	98.1%	- 3.7%	102.0%	95.9%	- 6.0%
New Listings	12	12	0.0%	36	19	- 47.2%

* 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

