

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	19	+ 35.7%	31	35	+ 12.9%
Closed Sales	4	6	+ 50.0%	28	19	- 32.1%
Median Sales Price*	\$668,750	<b>\$832,500</b>	+ 24.5%	\$558,750	<b>\$670,000</b>	+ 19.9%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	29	17	- 41.4%	38	60	+ 57.9%
Percent of Original List Price Received*	97.3%	100.8%	+ 3.6%	99.2%	99.1%	- 0.1%
New Listings	22	28	+ 27.3%	47	50	+ 6.4%

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

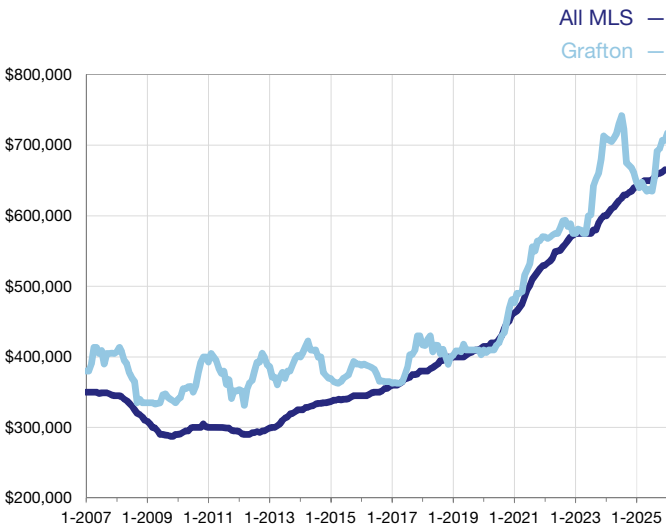
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	11	+ 22.2%	34	24	- 29.4%
Closed Sales	11	8	- 27.3%	31	17	- 45.2%
Median Sales Price*	\$525,000	<b>\$442,500</b>	- 15.7%	\$550,000	<b>\$435,000</b>	- 20.9%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	1.7	3.1	+ 82.4%	--	--	--
Cumulative Days on Market Until Sale	22	83	+ 277.3%	40	88	+ 120.0%
Percent of Original List Price Received*	102.1%	99.5%	- 2.5%	102.1%	97.6%	- 4.4%
New Listings	13	22	+ 69.2%	49	40	- 18.4%

\* 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

