Grafton

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**6**	- 33.3%	94	**92**	- 2.1%
Closed Sales	19	**8**	- 57.9%	101	**85**	- 15.8%
Median Sales Price*	$731,000	**$967,500**	+ 32.4%	$689,000	**$740,000**	+ 7.4%
Inventory of Homes for Sale	24	**29**	+ 20.8%	--	--	--
Months Supply of Inventory	2.1	**2.5**	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	30	**33**	+ 10.0%	32	**34**	+ 6.3%
Percent of Original List Price Received*	100.2%	**101.1%**	+ 0.9%	100.2%	**100.4%**	+ 0.2%
New Listings	8	**12**	+ 50.0%	116	**120**	+ 3.4%

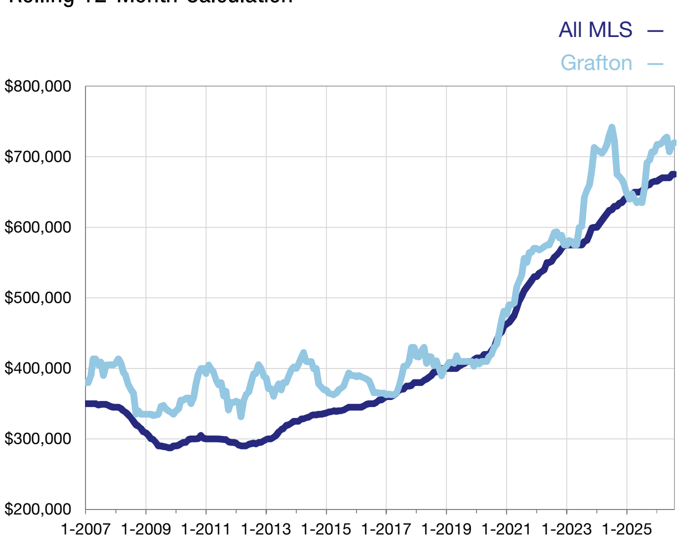
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

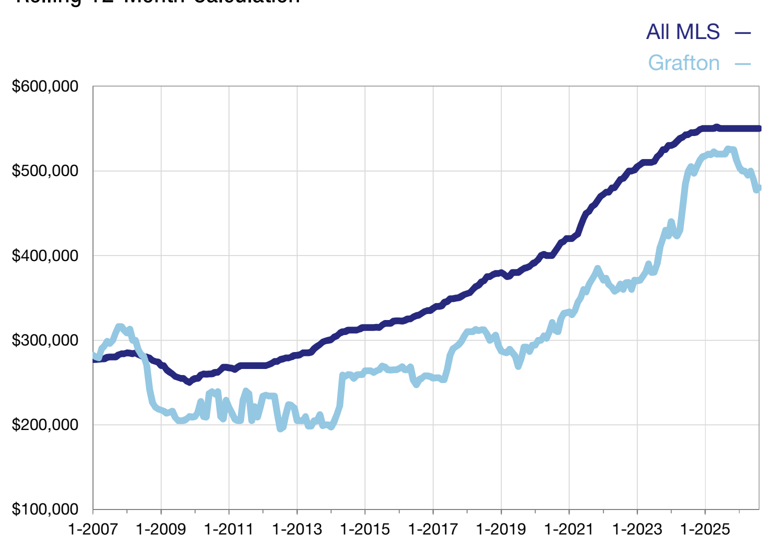
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**7**	- 53.3%	75	**59**	- 21.3%
Closed Sales	5	**8**	+ 60.0%	73	**50**	- 31.5%
Median Sales Price*	$500,000	**$489,450**	- 2.1%	$525,000	**$480,000**	- 8.6%
Inventory of Homes for Sale	17	**26**	+ 52.9%	--	--	--
Months Supply of Inventory	1.9	**3.7**	+ 94.7%	--	--	--
Cumulative Days on Market Until Sale	35	**33**	- 5.7%	37	**50**	+ 35.1%
Percent of Original List Price Received*	100.5%	**100.2%**	- 0.3%	101.0%	**99.3%**	- 1.7%
New Listings	9	**10**	+ 11.1%	98	**87**	- 11.2%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®