

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Grafton

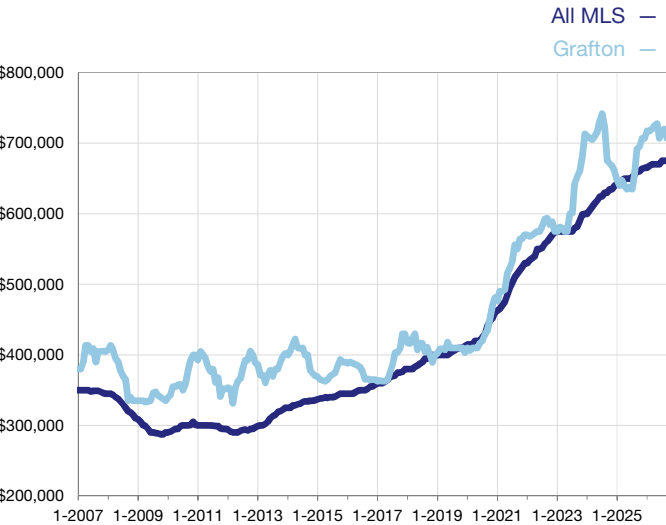
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	104	103	- 1.0%
Closed Sales	12	10	- 16.7%	113	95	- 15.9%
Median Sales Price*	\$772,450	\$610,500	- 21.0%	\$725,000	\$720,000	- 0.7%
Inventory of Homes for Sale	29	26	- 10.3%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	31	51	+ 64.5%	32	35	+ 9.4%
Percent of Original List Price Received*	99.1%	99.0%	- 0.1%	100.1%	100.2%	+ 0.1%
New Listings	17	12	- 29.4%	133	132	- 0.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	81	62	- 23.5%
Closed Sales	14	4	- 71.4%	87	54	- 37.9%
Median Sales Price*	\$526,000	\$339,840	- 35.4%	\$525,000	\$476,000	- 9.3%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	66	+ 78.4%	37	51	+ 37.8%
Percent of Original List Price Received*	98.9%	95.3%	- 3.6%	100.7%	99.0%	- 1.7%
New Listings	13	7	- 46.2%	111	93	- 16.2%

* 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

