Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Grafton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	18	**9**	- 50.0%	122	**112**	- 8.2%
Closed Sales	10	**9**	- 10.0%	123	**104**	- 15.4%
Median Sales Price*	$720,500	**$625,000**	- 13.3%	$725,000	**$701,500**	- 3.2%
Inventory of Homes for Sale	27	**32**	+ 18.5%	--	--	--
Months Supply of Inventory	2.3	**3.0**	+ 30.4%	--	--	--
Cumulative Days on Market Until Sale	32	**40**	+ 25.0%	32	**36**	+ 12.5%
Percent of Original List Price Received*	101.1%	**100.1%**	- 1.0%	100.2%	**100.2%**	0.0%
New Listings	18	**18**	0.0%	151	**150**	- 0.7%

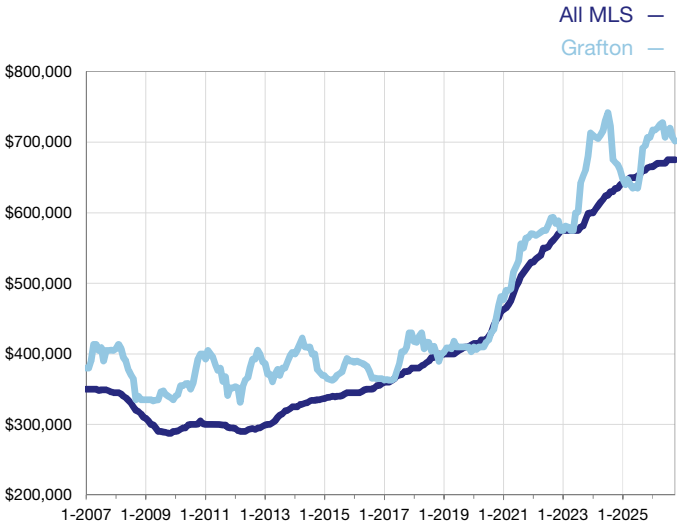
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

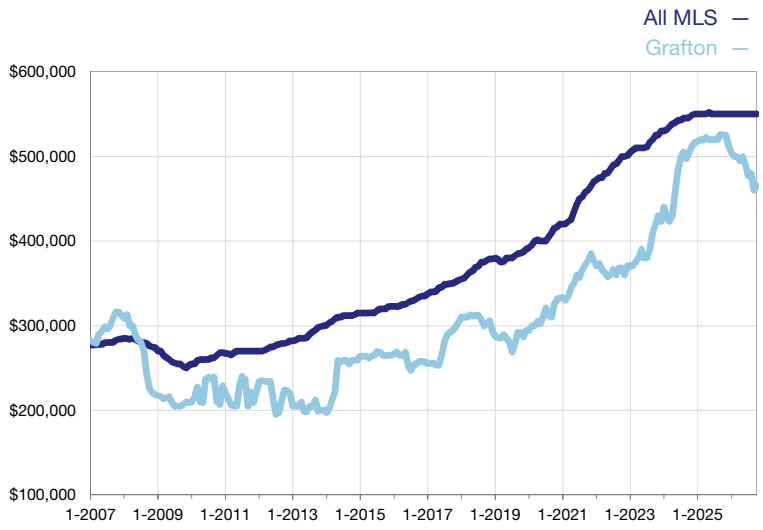
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**7**	0.0%	88	**67**	- 23.9%
Closed Sales	6	**7**	+ 16.7%	93	**61**	- 34.4%
Median Sales Price*	$452,500	**$510,000**	+ 12.7%	$525,000	**$480,000**	- 8.6%
Inventory of Homes for Sale	18	**21**	+ 16.7%	--	--	--
Months Supply of Inventory	2.2	**3.2**	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	61	**70**	+ 14.8%	38	**53**	+ 39.5%
Percent of Original List Price Received*	96.3%	**97.2%**	+ 0.9%	100.4%	**98.8%**	- 1.6%
New Listings	5	**6**	+ 20.0%	116	**99**	- 14.7%

* 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



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