

Grafton 01519

ZIP code · MA · Massachusetts > Worcester County

BALANCED MARKET

\$620K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

93

SALES (12 MO)

\$681K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

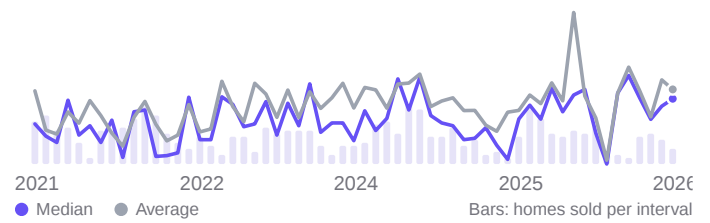
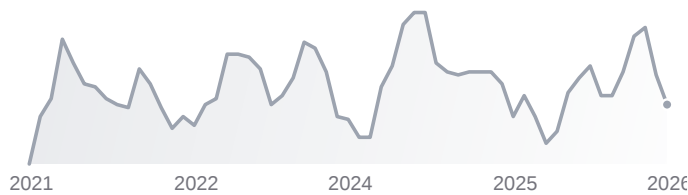
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$670K · Average \$720K

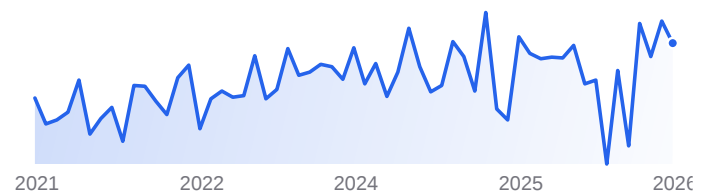
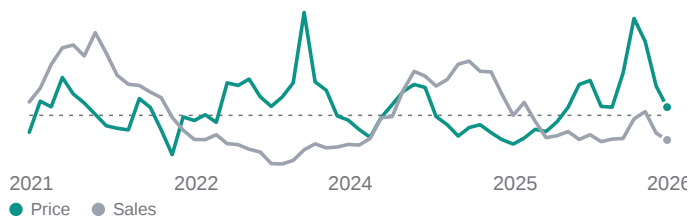


Growth (year over year)

Price +5.9% · Sales -17.7%

Price per square foot

\$363/ft²

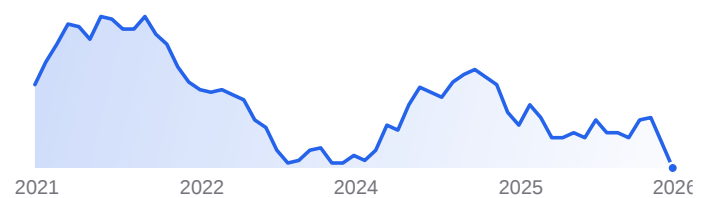
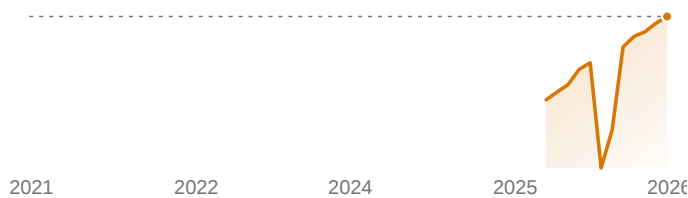


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

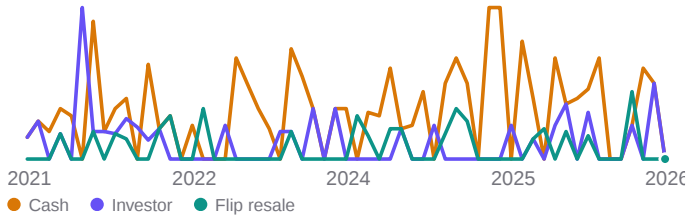
3.8%



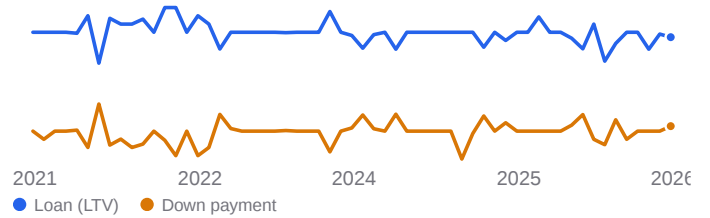
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

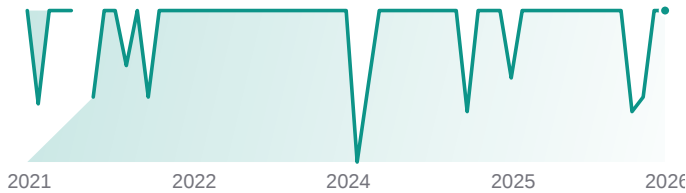


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



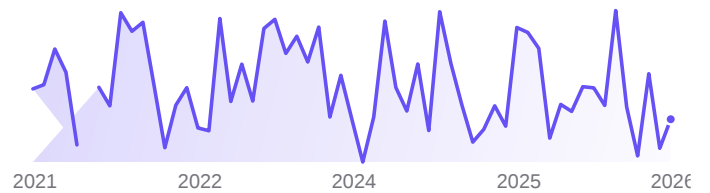
Sellers who sold at a gain

100%



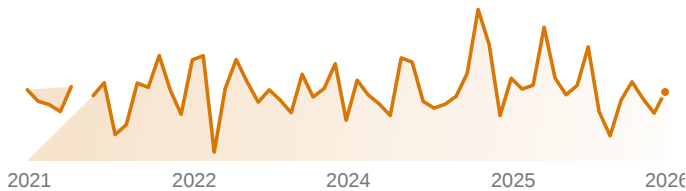
Typical hold before selling

6.6 yrs



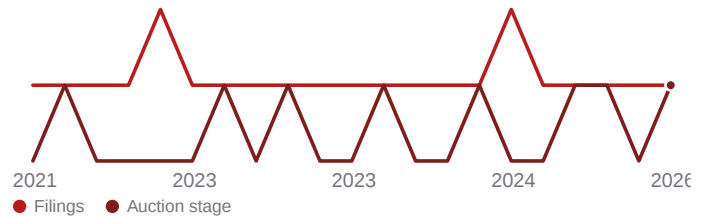
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,462
Median value (AVM)	\$681K
Median size	2,016 ft²
Median bedrooms	3
Median year built	1987
Single family	79%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	88%
Company owned	14%
Median loan-to-value	49%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	7,957
Density	742 / mi²
Median household income	\$127K
Average household income	\$153K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	61
Homes occupied	98%
Bachelor's or higher	38%
Poverty rate	6.4%
Unemployment	1.4%
Average temp	48°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.