

North Grafton 01536

ZIP code · MA · Massachusetts > Worcester County

BALANCED MARKET

\$538K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

83

SALES (12 MO)

\$552K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



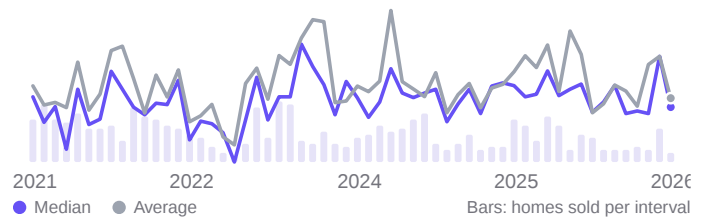
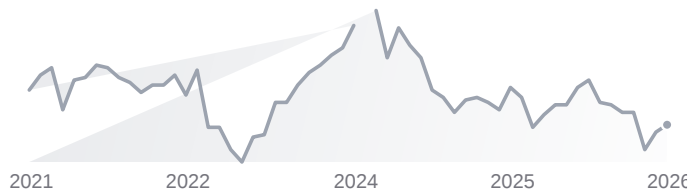
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$480K · Average \$515K

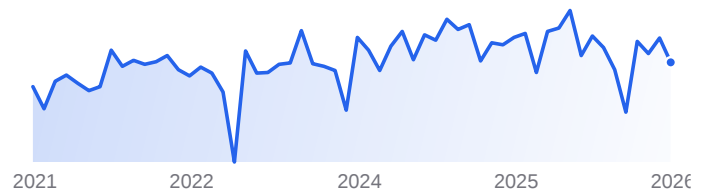
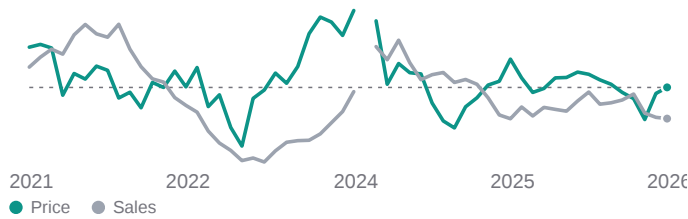


Growth (year over year)

Price +0.0% · Sales -18.6%

Price per square foot

\$310/ft²

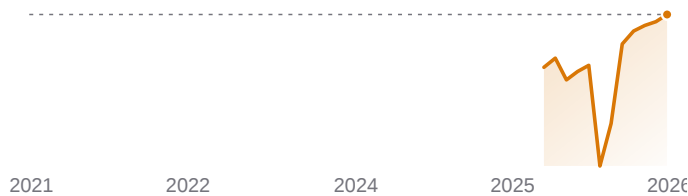


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

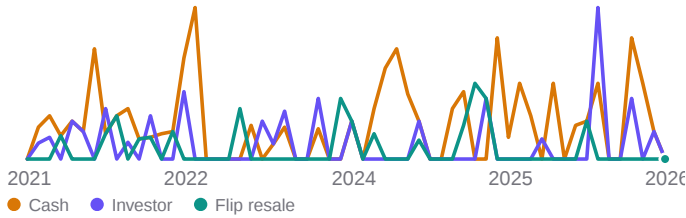
3.1%



BUYERS & OUTCOMES

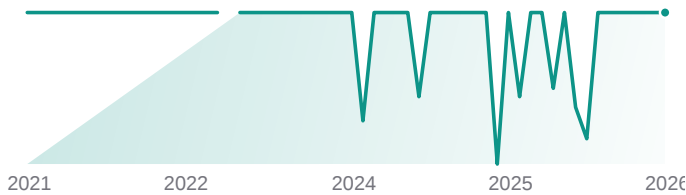
Buyer mix

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



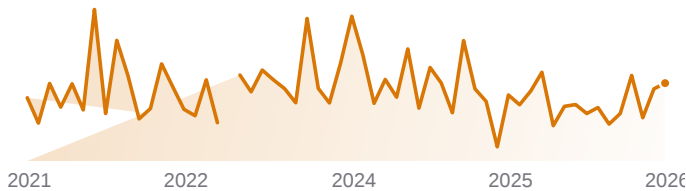
Sellers who sold at a gain

100%

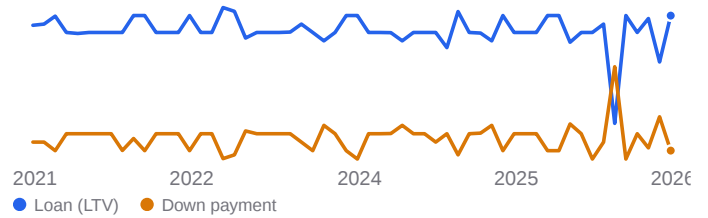


Median annualized return at resale

+6.0%

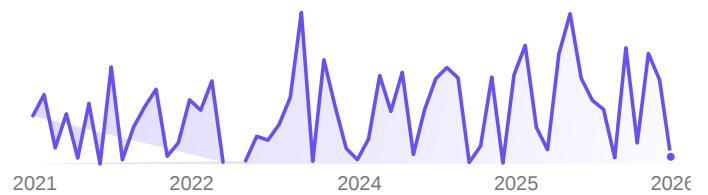


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



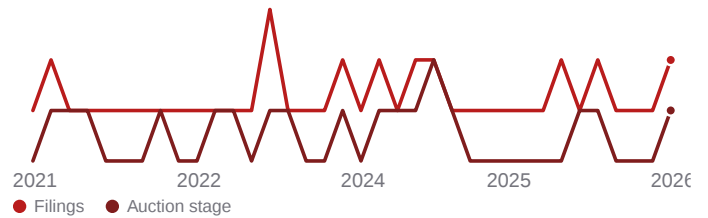
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,642
Median value (AVM)	\$552K
Median size	1,655 ft²
Median bedrooms	3
Median year built	1980
Single family	75%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.7%
Owner occupied	88%
Company owned	12%
Median loan-to-value	49%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	7,073
Density	830 / mi²
Median household income	\$103K
Average household income	\$141K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	60
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	6.7%
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.