

South Grafton 01560

ZIP code · MA · Massachusetts › Worcester County

BALANCED MARKET

\$558K

MEDIAN SALE PRICE

+10.9%

1-YR CHANGE

43

SALES (12 MO)

\$558K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



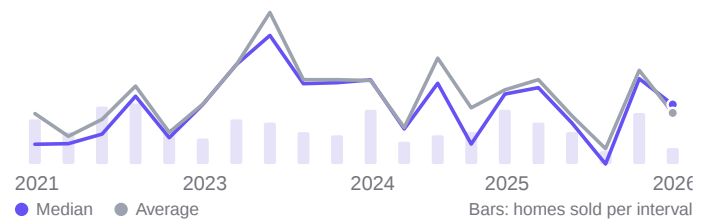
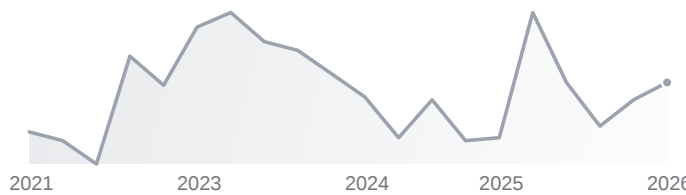
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$485K · Average \$460K

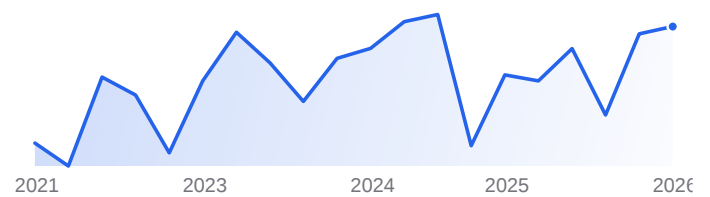
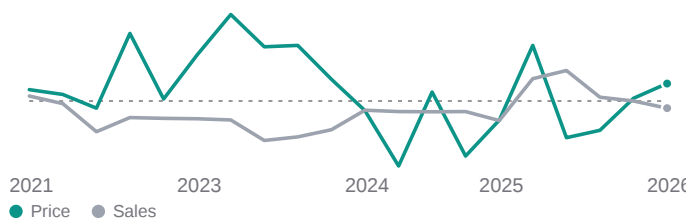


Growth (year over year)

Price +10.9% · Sales -4.4%

Price per square foot

\$313/ft²

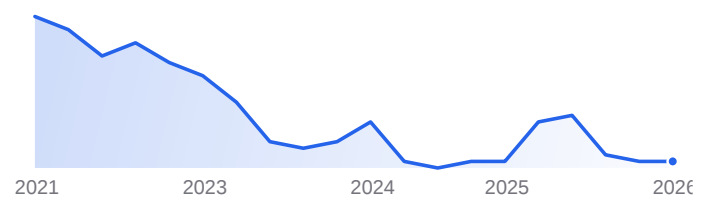
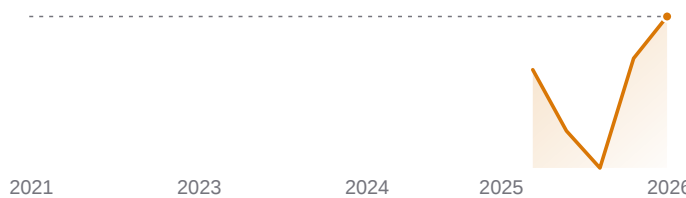


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

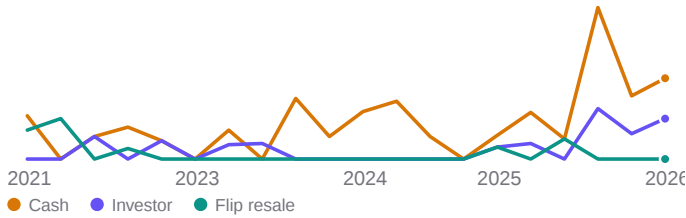
3.2%



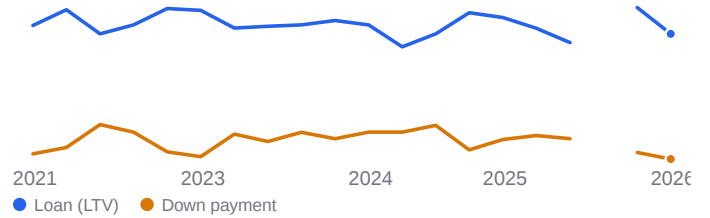
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 20% · Flip resale 0%

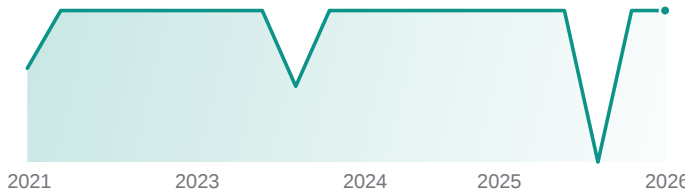


Financing (share of purchase price) Loan (LTV) 75% · Down payment 5.0%



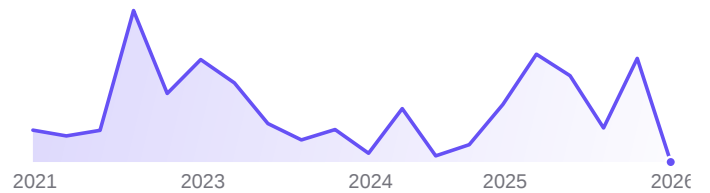
Sellers who sold at a gain

100%



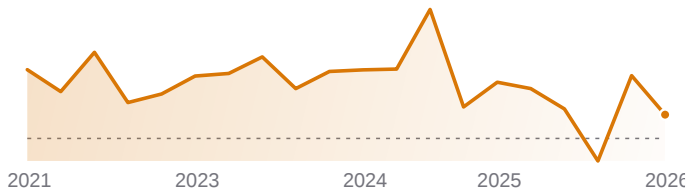
Typical hold before selling

4.4 yrs



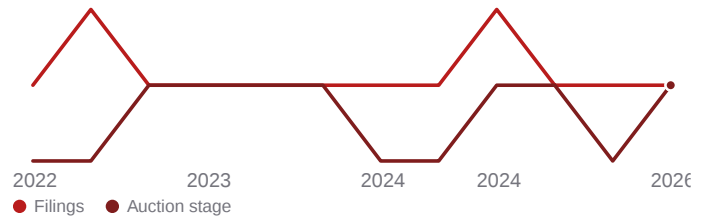
Median annualized return at resale

+2.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,364
Median value (AVM)	\$558K
Median size	1,916 ft²
Median bedrooms	3
Median year built	1999
Single family	55%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.2%
Owner occupied	82%
Company owned	13%
Median loan-to-value	53%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	5,087
Density	1,269 / mi²
Median household income	\$113K
Average household income	\$133K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	64
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	5.1%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.