

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	11	+ 266.7%	99	112	+ 13.1%
Closed Sales	11	5	- 54.5%	101	102	+ 1.0%
Median Sales Price*	\$676,200	\$740,000	+ 9.4%	\$756,295	\$832,500	+ 10.1%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	51	14	- 72.5%	34	38	+ 11.8%
Percent of Original List Price Received*	102.7%	105.8%	+ 3.0%	101.9%	100.7%	- 1.2%
New Listings	3	5	+ 66.7%	122	135	+ 10.7%

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

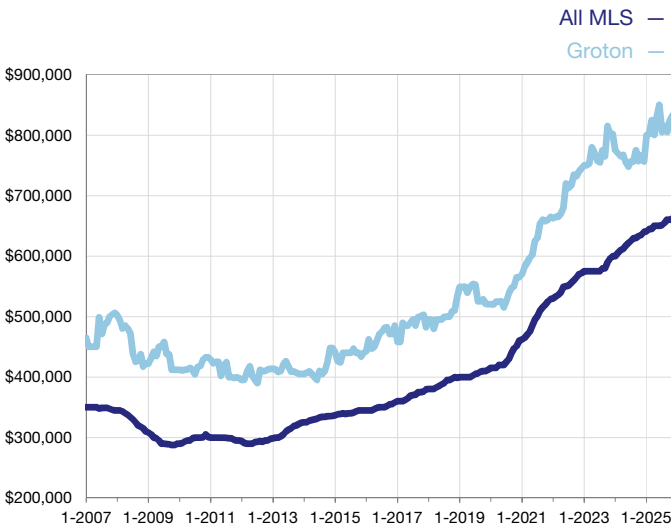
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	2	- 33.3%	31	18	- 41.9%
Closed Sales	1	2	+ 100.0%	25	24	- 4.0%
Median Sales Price*	\$1,079,770	\$670,000	- 37.9%	\$805,000	\$959,411	+ 19.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	1	16	+ 1,500.0%	97	80	- 17.5%
Percent of Original List Price Received*	116.8%	99.3%	- 15.0%	103.5%	107.4%	+ 3.8%
New Listings	1	0	- 100.0%	30	17	- 43.3%

* 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

