

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	6	- 25.0%	14	10	- 28.6%
Closed Sales	4	4	0.0%	7	10	+ 42.9%
Median Sales Price*	\$782,500	<b>\$940,500</b>	+ 20.2%	\$850,000	<b>\$740,000</b>	- 12.9%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	12	27	+ 125.0%	35	46	+ 31.4%
Percent of Original List Price Received*	105.3%	<b>106.8%</b>	+ 1.4%	99.3%	<b>99.3%</b>	0.0%
New Listings	8	8	0.0%	21	15	- 28.6%

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

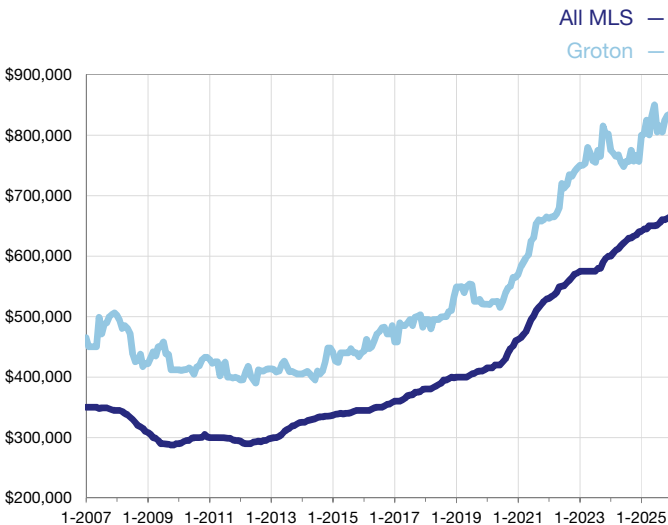
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$620,000	<b>\$879,950</b>	+ 41.9%	\$742,000	<b>\$574,700</b>	- 22.5%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	13	52	+ 300.0%	67	79	+ 17.9%
Percent of Original List Price Received*	101.6%	<b>95.4%</b>	- 6.1%	105.8%	<b>92.7%</b>	- 12.4%
New Listings	0	1	--	2	2	0.0%

\* 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

