

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	14	+ 16.7%	34	37	+ 8.8%
Closed Sales	7	10	+ 42.9%	23	29	+ 26.1%
Median Sales Price*	\$600,000	\$840,750	+ 40.1%	\$900,000	\$811,500	- 9.8%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	18	73	+ 305.6%	29	59	+ 103.4%
Percent of Original List Price Received*	106.5%	99.7%	- 6.4%	102.7%	98.6%	- 4.0%
New Listings	18	20	+ 11.1%	49	49	0.0%

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

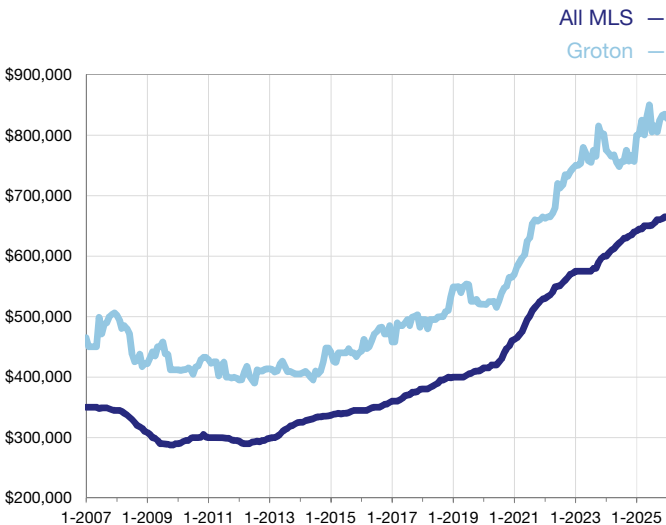
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	6	5	- 16.7%
Closed Sales	3	0	- 100.0%	8	6	- 25.0%
Median Sales Price*	\$1,053,898	\$0	- 100.0%	\$984,142	\$835,000	- 15.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	101	0	- 100.0%	110	94	- 14.5%
Percent of Original List Price Received*	115.6%	0.0%	- 100.0%	110.3%	96.3%	- 12.7%
New Listings	1	0	- 100.0%	5	4	- 20.0%

* 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

