

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

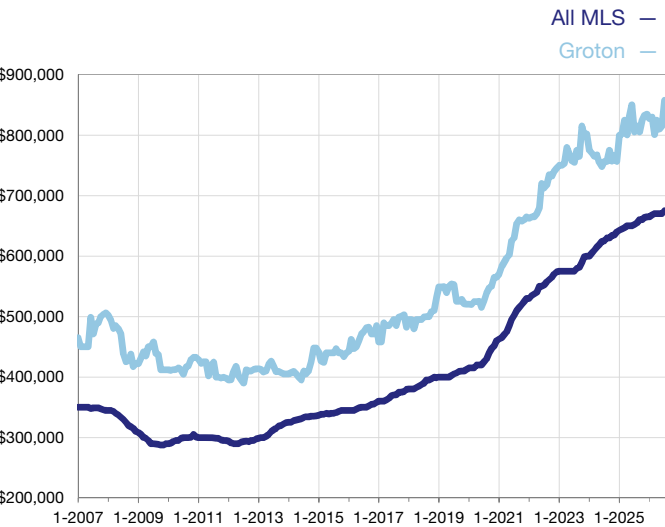
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	79	93	+ 17.7%
Closed Sales	8	11	+ 37.5%	73	89	+ 21.9%
Median Sales Price*	\$887,500	\$850,000	- 4.2%	\$850,000	\$870,000	+ 2.4%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	32	55	+ 71.9%	34	49	+ 44.1%
Percent of Original List Price Received*	100.5%	98.3%	- 2.2%	101.3%	99.1%	- 2.2%
New Listings	7	8	+ 14.3%	95	100	+ 5.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	11	7	- 36.4%
Closed Sales	2	1	- 50.0%	15	10	- 33.3%
Median Sales Price*	\$419,500	\$420,000	+ 0.1%	\$914,385	\$573,500	- 37.3%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	2.1	5.1	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	17	30	+ 76.5%	72	82	+ 13.9%
Percent of Original List Price Received*	98.6%	95.5%	- 3.1%	107.0%	100.9%	- 5.7%
New Listings	0	2	--	11	14	+ 27.3%

* 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

