Local Market Update – August 2026

A Research Tool Provided by SmartMLS

Groton

New London County

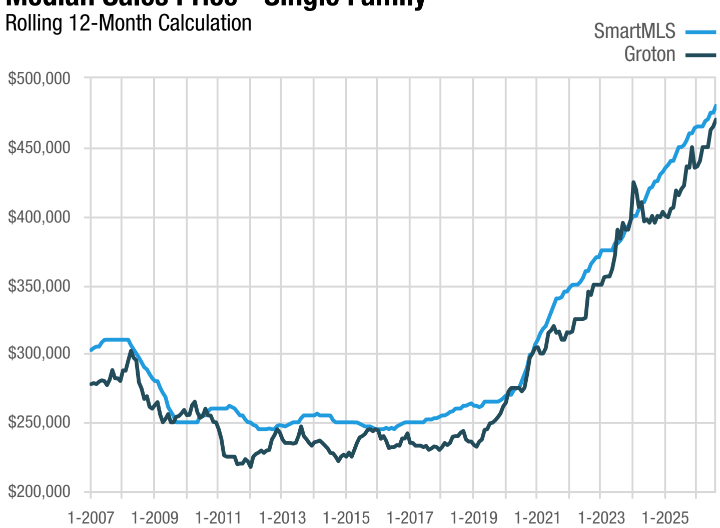
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	28	**33**	+ 17.9%	231	**223**	- 3.5%
Pending Sales	26	**26**	0.0%	164	**172**	+ 4.9%
Closed Sales	26	**23**	- 11.5%	153	**167**	+ 9.2%
Days on Market Until Sale	15	**20**	+ 33.3%	22	**28**	+ 27.3%
Median Sales Price*	$453,500	**$495,000**	+ 9.2%	$425,000	**$476,100**	+ 12.0%
Average Sales Price*	$587,014	**$723,322**	+ 23.2%	$541,010	**$603,875**	+ 11.6%
Percent of List Price Received*	101.3%	**103.4%**	+ 2.1%	101.4%	**101.9%**	+ 0.5%
Inventory of Homes for Sale	56	**48**	- 14.3%	—	**—**	—
Months Supply of Inventory	2.8	**2.2**	- 21.4%	—	**—**	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	8	**9**	+ 12.5%	57	**69**	+ 21.1%
Pending Sales	6	**4**	- 33.3%	45	**58**	+ 28.9%
Closed Sales	5	**6**	+ 20.0%	40	**54**	+ 35.0%
Days on Market Until Sale	69	**12**	- 82.6%	56	**20**	- 64.3%
Median Sales Price*	$240,000	**$235,000**	- 2.1%	$265,000	**$247,250**	- 6.7%
Average Sales Price*	$582,800	**$234,500**	- 59.8%	$428,135	**$308,603**	- 27.9%
Percent of List Price Received*	99.6%	**102.7%**	+ 3.1%	101.0%	**101.0%**	0.0%
Inventory of Homes for Sale	17	**12**	- 29.4%	—	**—**	—
Months Supply of Inventory	3.0	**1.7**	- 43.3%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

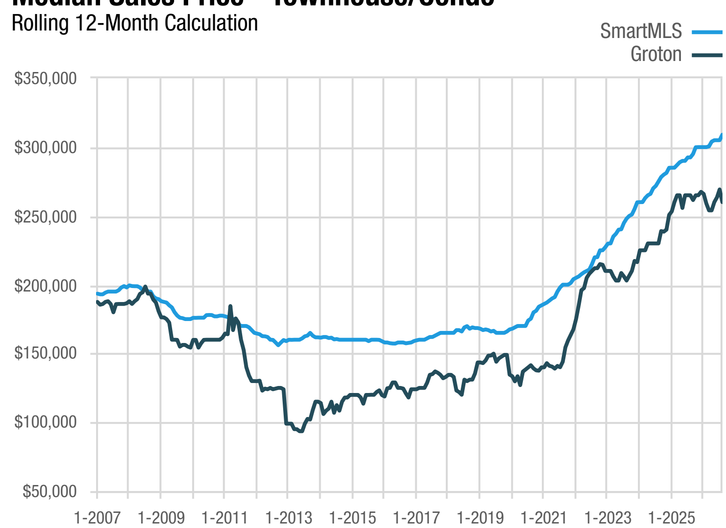
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.