

# Groton 01450

ZIP code · MA · Massachusetts > Middlesex County > Groton

BALANCED MARKET

**\$864K**

MEDIAN SALE PRICE

**+9.0%**

1-YR CHANGE

**130**

SALES (12 MO)

**\$756K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



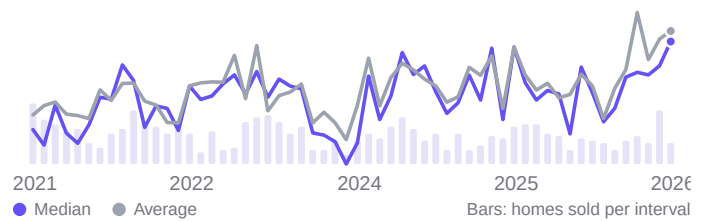
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$950K · Average \$997K

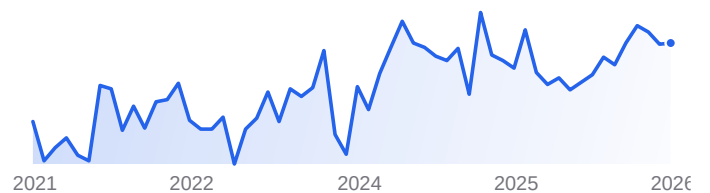
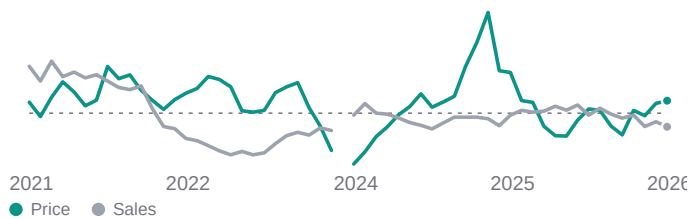


Growth (year over year)

Price +9.0% · Sales -9.7%

Price per square foot

\$354/ft²

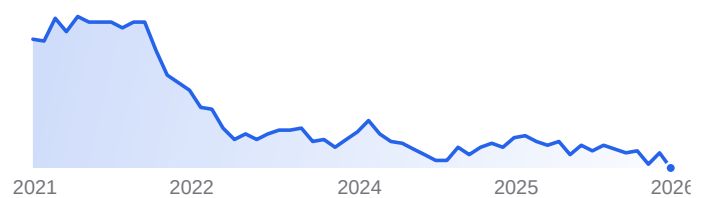
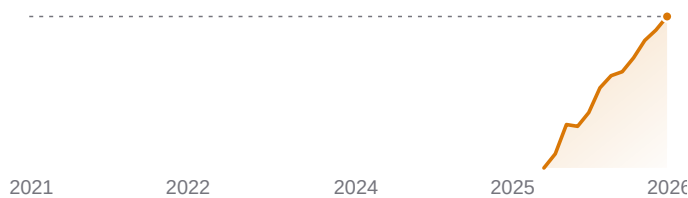


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

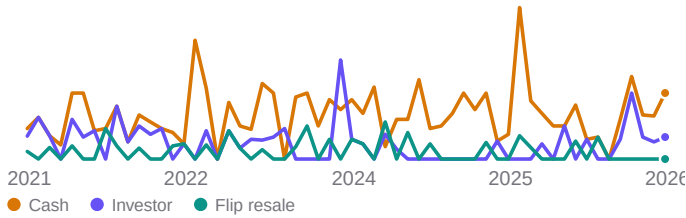
3.4%



## BUYERS & OUTCOMES

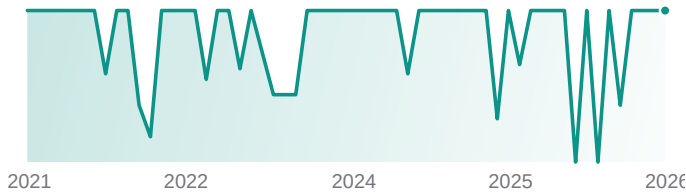
### Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



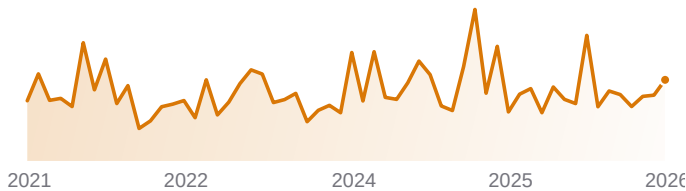
### Sellers who sold at a gain

100%

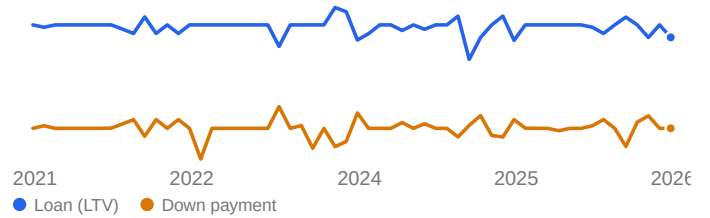


### Median annualized return at resale

+5.4%

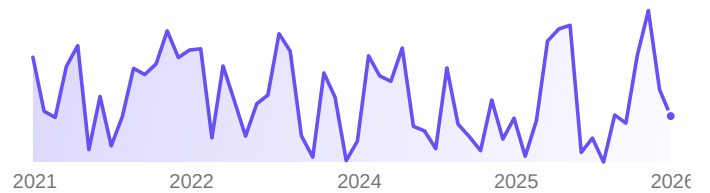


### Financing (share of purchase price) Loan (LTV) 73% · Down payment 20%



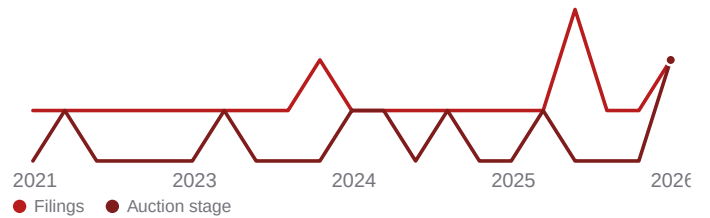
### Typical hold before selling

9.5 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,834     |
| Median value (AVM) | \$756K    |
| Median size        | 2,285 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1985      |
| Single family      | 86%       |
| Condos             | 8.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 58%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 87%  |
| Company owned                 | 16%  |
| Median loan-to-value          | 45%  |

Typical ownership tenure

13.5 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 11,438                |
| Density                          | 343 / mi <sup>2</sup> |
| Median household income          | \$171K                |
| Average household income         | \$181K                |
| Crime index (US avg 100)         | 73                    |
| Air pollution index (US avg 100) | 97                    |
| Earthquake index (US avg 100)    | 77                    |
| Homes occupied                   | 96%                   |
| Bachelor's or higher             | 37%                   |
| Poverty rate                     | 4.8%                  |
| Unemployment                     | 1.3%                  |
| Average temp                     | 47°F                  |
| Annual precip                    | 47 in                 |
| Sunshine                         | 58%                   |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.