

Groton 06340

ZIP code · CT · Connecticut > Southeastern Connecticut > Groton

SELLER'S MARKET

\$364K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

227

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

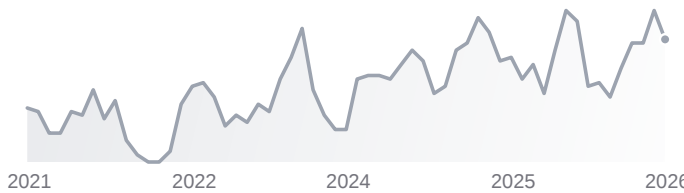
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

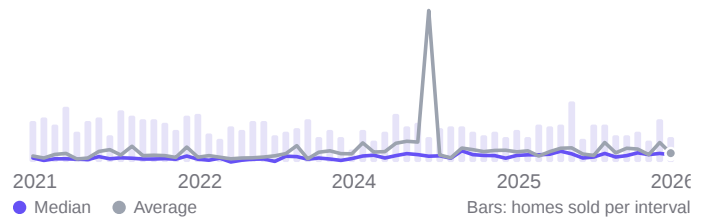
Market temperature (0–100)

63 / 100



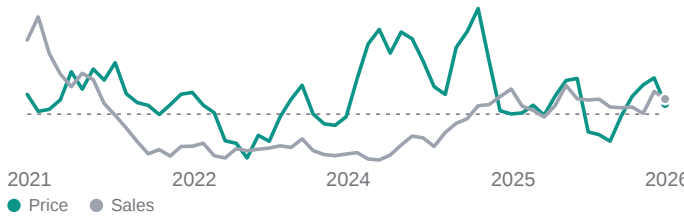
Sale prices

Median \$351K · Average \$391K



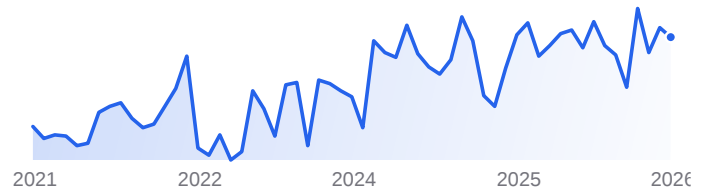
Growth (year over year)

Price +5.1% · Sales +7.6%



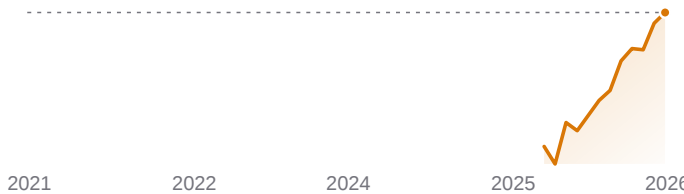
Price per square foot

\$263/ft²



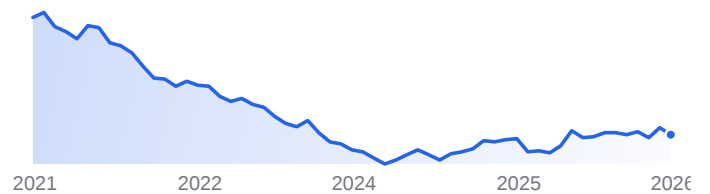
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

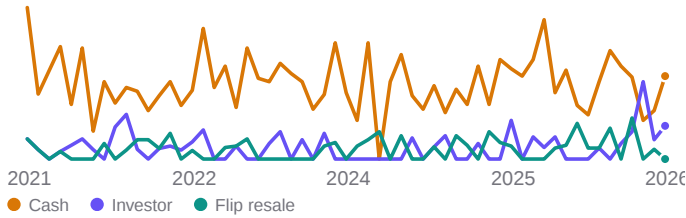
3.1%



BUYERS & OUTCOMES

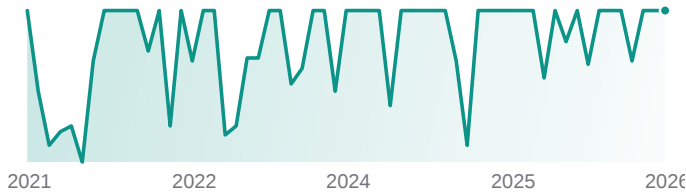
Buyer mix

Cash 36% · Investor 14% · Flip resale 0%



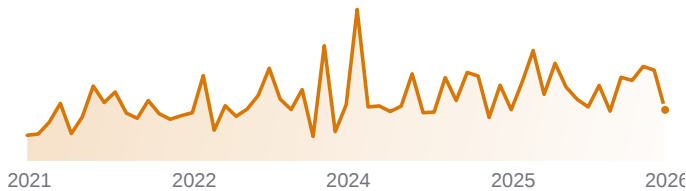
Sellers who sold at a gain

100%

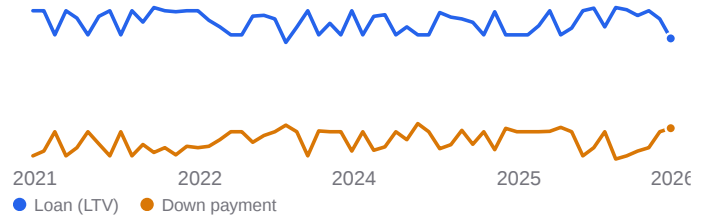


Median annualized return at resale

+4.3%

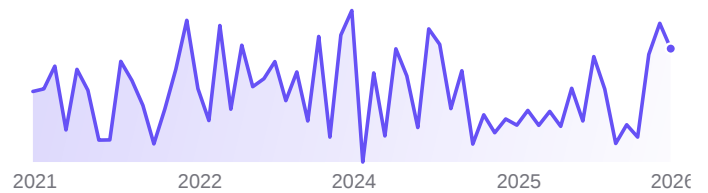


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



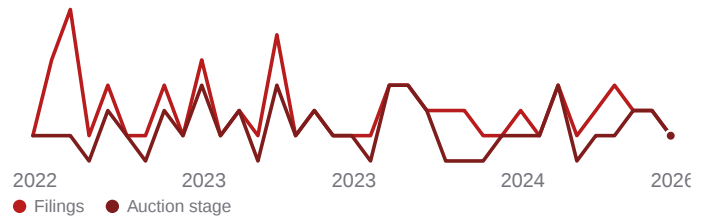
Typical hold before selling

16.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,236
Median value (AVM)	\$390K
Median size	1,415 ft²
Median bedrooms	3
Median year built	1960
Single family	68%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	8.6%
Median loan-to-value	43%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	27,657
Density	992 / mi²
Median household income	\$81K
Average household income	\$96K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	56
Homes occupied	91%
Bachelor's or higher	23%
Poverty rate	9.6%
Unemployment	0.8%
Average temp	51°F
Annual precip	49 in
Sunshine	56%

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.