

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	10	12	+ 20.0%	79	107	+ 35.4%
Closed Sales	9	17	+ 88.9%	70	83	+ 18.6%
Median Sales Price*	\$495,000	\$540,000	+ 9.1%	\$433,200	\$476,500	+ 10.0%
Inventory of Homes for Sale	85	72	- 15.3%	--	--	--
Months Supply of Inventory	8.3	5.8	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	123	129	+ 4.9%	135	117	- 13.3%
Percent of Original List Price Received*	95.5%	96.8%	+ 1.4%	94.6%	95.5%	+ 1.0%
New Listings	25	24	- 4.0%	151	160	+ 6.0%

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

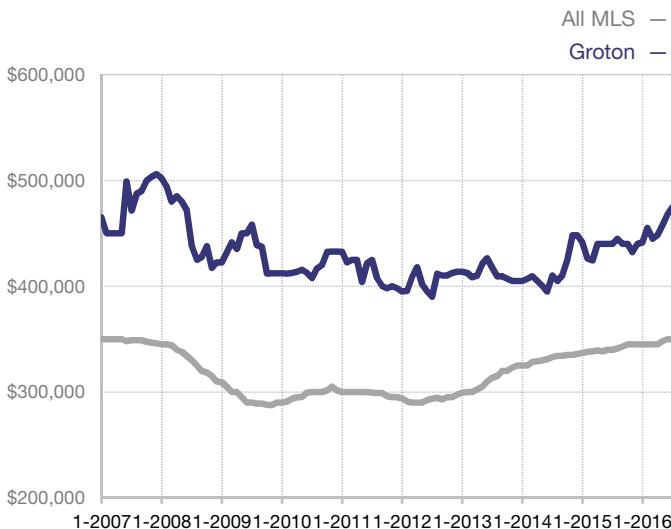
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	2	- 33.3%	9	16	+ 77.8%
Closed Sales	2	2	0.0%	11	15	+ 36.4%
Median Sales Price*	\$250,500	\$291,750	+ 16.5%	\$235,000	\$248,000	+ 5.5%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	6.4	3.7	- 42.2%	--	--	--
Cumulative Days on Market Until Sale	45	154	+ 242.2%	153	167	+ 9.2%
Percent of Original List Price Received*	98.1%	100.4%	+ 2.3%	99.7%	94.1%	- 5.6%
New Listings	2	2	0.0%	17	12	- 29.4%

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

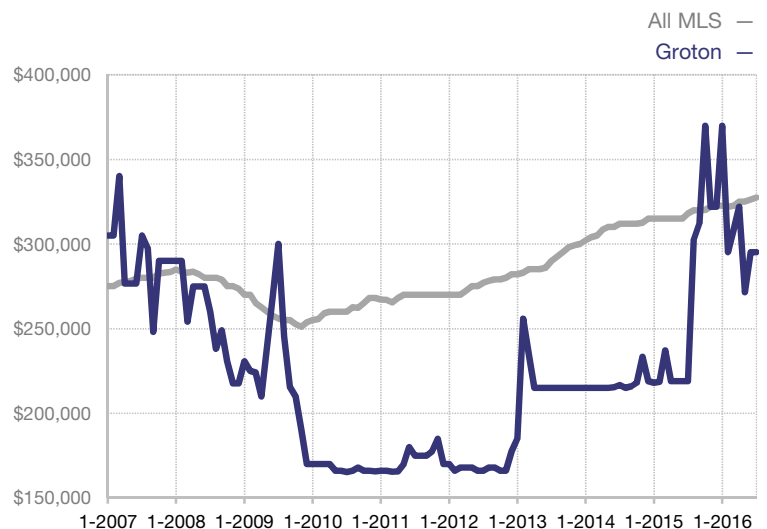
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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