

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	8	12	+ 50.0%	125	164	+ 31.2%
Closed Sales	10	16	+ 60.0%	120	144	+ 20.0%
Median Sales Price*	\$458,238	\$478,250	+ 4.4%	\$433,450	\$460,000	+ 6.1%
Inventory of Homes for Sale	71	39	- 45.1%	--	--	--
Months Supply of Inventory	6.7	2.9	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	208	121	- 41.8%	128	115	- 10.2%
Percent of Original List Price Received*	95.5%	93.2%	- 2.4%	94.5%	95.3%	+ 0.8%
New Listings	12	8	- 33.3%	220	220	0.0%

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

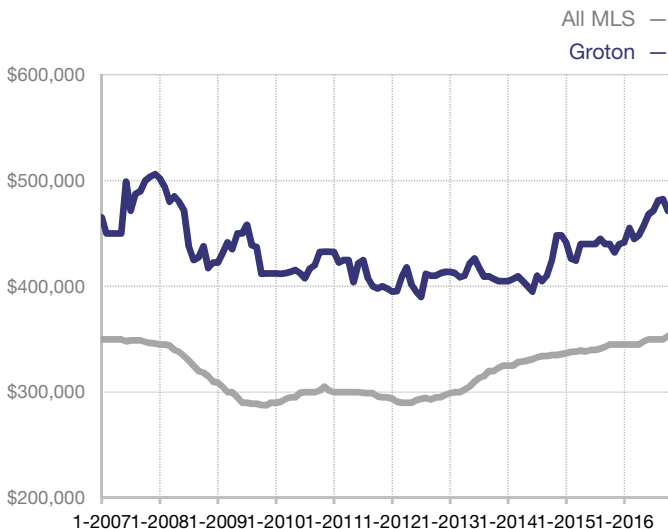
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	2	--	12	24	+ 100.0%
Closed Sales	1	1	0.0%	15	25	+ 66.7%
Median Sales Price*	\$235,000	\$711,737	+ 202.9%	\$322,000	\$382,000	+ 18.6%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	13.8	2.6	- 81.2%	--	--	--
Cumulative Days on Market Until Sale	36	451	+ 1,152.8%	169	186	+ 10.1%
Percent of Original List Price Received*	94.0%	109.7%	+ 16.7%	99.5%	97.3%	- 2.2%
New Listings	2	0	- 100.0%	34	22	- 35.3%

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

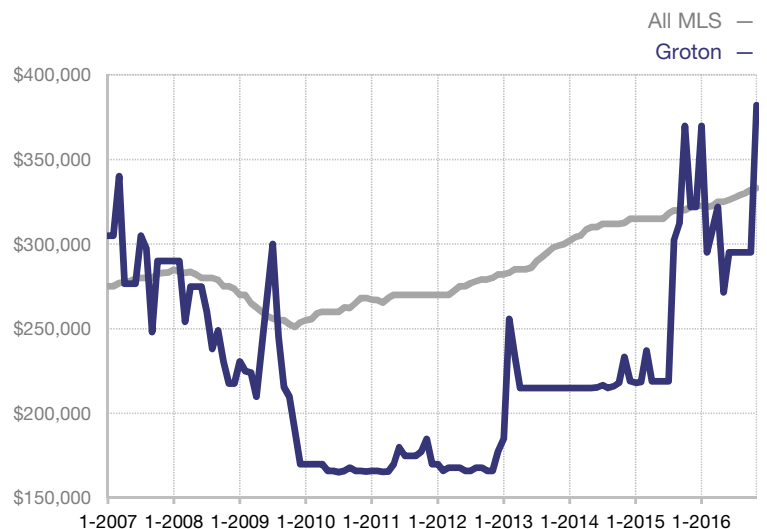
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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