

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	8	+ 60.0%	139	110	- 20.9%
Closed Sales	11	4	- 63.6%	137	114	- 16.8%
Median Sales Price*	\$600,000	\$795,000	+ 32.5%	\$665,000	\$745,500	+ 12.1%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	19	45	+ 136.8%	34	25	- 26.5%
Percent of Original List Price Received*	105.3%	100.2%	- 4.8%	104.7%	106.3%	+ 1.5%
New Listings	3	3	0.0%	154	141	- 8.4%

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

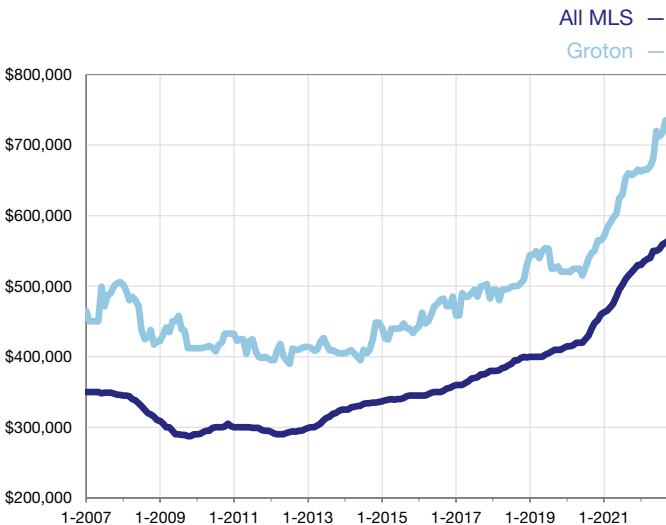
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	31	20	- 35.5%
Closed Sales	1	0	- 100.0%	28	20	- 28.6%
Median Sales Price*	\$509,000	\$0	- 100.0%	\$396,500	\$653,000	+ 64.7%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	3.3	+ 312.5%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	50	45	- 10.0%
Percent of Original List Price Received*	106.0%	0.0%	- 100.0%	100.3%	102.3%	+ 2.0%
New Listings	1	0	- 100.0%	37	27	- 27.0%

* 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

