

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Median Sales Price*	\$547,500	<b>\$875,000</b>	+ 59.8%	\$547,500	<b>\$875,000</b>	+ 59.8%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	1.7	+ 240.0%	--	--	--
Cumulative Days on Market Until Sale	12	39	+ 225.0%	12	39	+ 225.0%
Percent of Original List Price Received*	102.9%	99.5%	- 3.3%	102.9%	99.5%	- 3.3%
New Listings	5	4	- 20.0%	5	4	- 20.0%

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

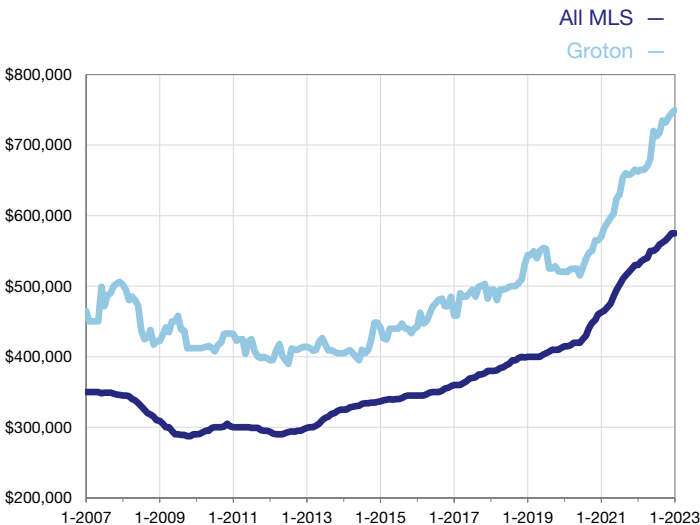
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$367,000	<b>\$330,000</b>	- 10.1%	\$367,000	<b>\$330,000</b>	- 10.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	2.1	+ 425.0%	--	--	--
Cumulative Days on Market Until Sale	58	39	- 32.8%	58	39	- 32.8%
Percent of Original List Price Received*	96.9%	100.0%	+ 3.2%	96.9%	100.0%	+ 3.2%
New Listings	0	2	--	0	2	--

\* 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

