

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	16	14	- 12.5%	114	115	+ 0.9%
Closed Sales	25	27	+ 8.0%	107	104	- 2.8%
Median Sales Price*	\$505,000	\$610,000	+ 20.8%	\$505,000	\$537,000	+ 6.3%
Inventory of Homes for Sale	46	24	- 47.8%	--	--	--
Months Supply of Inventory	3.5	1.8	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	62	64	+ 3.2%	80	55	- 31.3%
Percent of Original List Price Received*	98.3%	97.7%	- 0.6%	97.3%	98.4%	+ 1.1%
New Listings	17	12	- 29.4%	150	139	- 7.3%

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

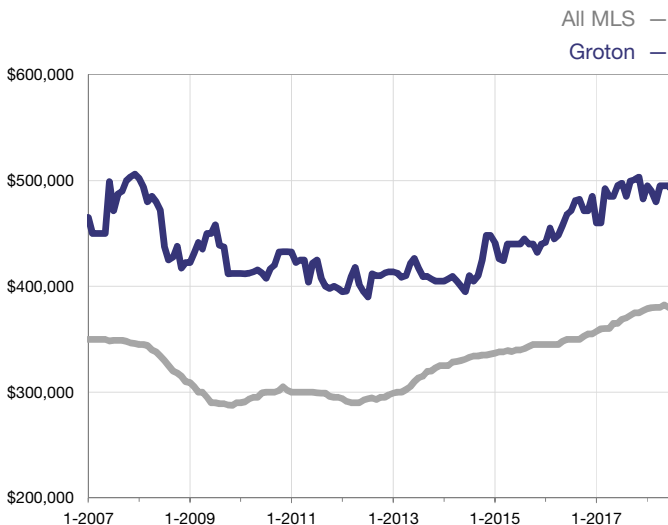
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	4	+ 100.0%	14	25	+ 78.6%
Closed Sales	3	5	+ 66.7%	15	26	+ 73.3%
Median Sales Price*	\$188,000	\$266,000	+ 41.5%	\$257,500	\$402,825	+ 56.4%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	5.2	1.5	- 71.2%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	130	112	- 13.8%
Percent of Original List Price Received*	116.3%	100.8%	- 13.3%	102.2%	99.9%	- 2.3%
New Listings	1	2	+ 100.0%	22	22	0.0%

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

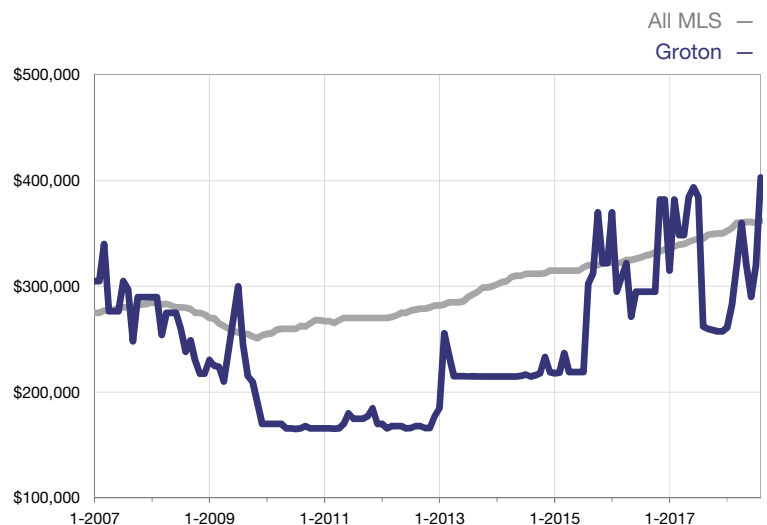
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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