

# Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	4	- 55.6%	160	140	- 12.5%
Closed Sales	16	5	- 68.8%	162	147	- 9.3%
Median Sales Price*	\$250,900	<b>\$398,000</b>	+ 58.6%	\$482,500	<b>\$530,000</b>	+ 9.8%
Inventory of Homes for Sale	25	26	+ 4.0%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	152	30	- 80.3%	85	55	- 35.3%
Percent of Original List Price Received*	84.3%	<b>99.3%</b>	+ 17.8%	95.9%	<b>98.4%</b>	+ 2.6%
New Listings	5	5	0.0%	200	184	- 8.0%

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

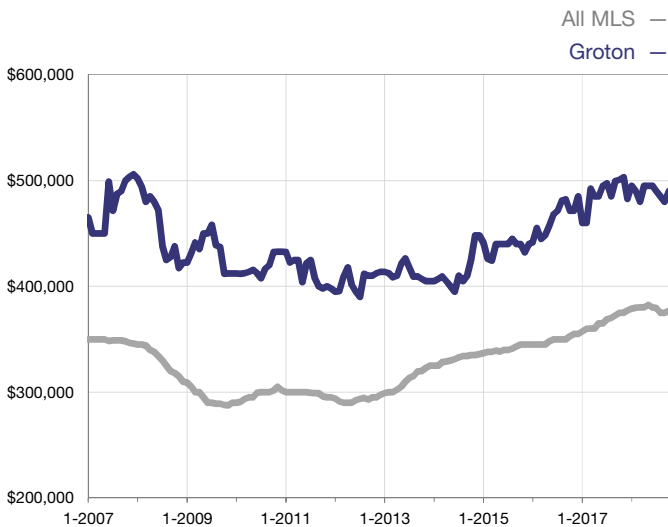
### Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	0	- 100.0%	24	25	+ 4.2%
Closed Sales	2	1	- 50.0%	21	30	+ 42.9%
Median Sales Price*	\$267,450	<b>\$229,000</b>	- 14.4%	\$257,500	<b>\$320,000</b>	+ 24.3%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	4.2	1.7	- 59.5%	--	--	--
Cumulative Days on Market Until Sale	75	28	- 62.7%	110	108	- 1.8%
Percent of Original List Price Received*	94.8%	<b>95.5%</b>	+ 0.7%	101.2%	<b>98.4%</b>	- 2.8%
New Listings	1	1	0.0%	35	30	- 14.3%

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

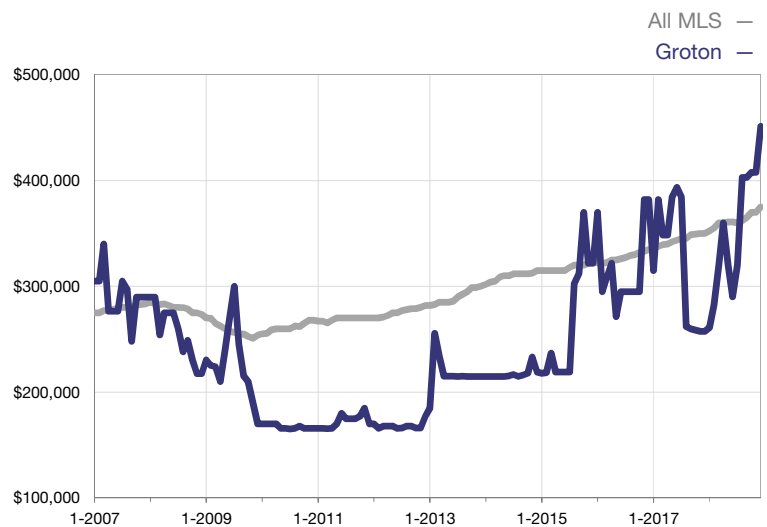
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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