

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	7	- 68.2%	100	85	- 15.0%
Closed Sales	20	11	- 45.0%	76	64	- 15.8%
Median Sales Price*	\$550,000	\$530,000	- 3.6%	\$512,500	\$545,000	+ 6.3%
Inventory of Homes for Sale	34	36	+ 5.9%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	51	79	+ 54.9%	52	66	+ 26.9%
Percent of Original List Price Received*	99.0%	99.9%	+ 0.9%	98.2%	97.7%	- 0.5%
New Listings	13	18	+ 38.5%	126	120	- 4.8%

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

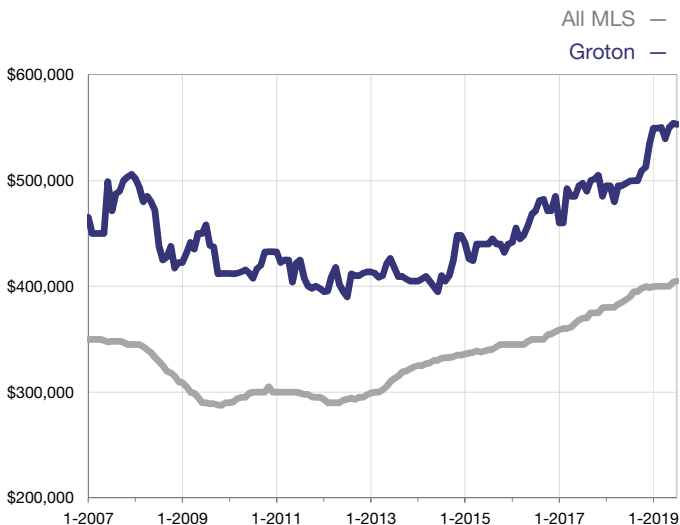
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	4	0.0%	21	16	- 23.8%
Closed Sales	3	2	- 33.3%	21	14	- 33.3%
Median Sales Price*	\$335,000	\$400,000	+ 19.4%	\$412,500	\$400,000	- 3.0%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	78	61	- 21.8%	132	86	- 34.8%
Percent of Original List Price Received*	103.4%	98.9%	- 4.4%	99.6%	97.7%	- 1.9%
New Listings	1	0	- 100.0%	20	19	- 5.0%

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

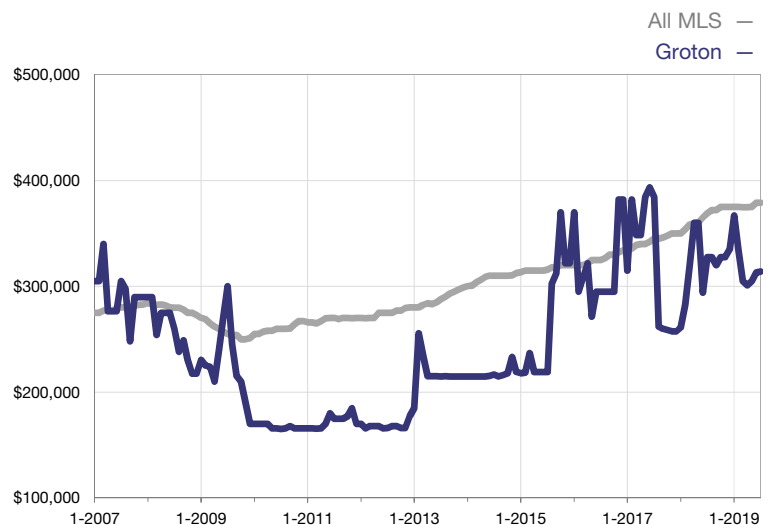
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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