

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	11	+ 37.5%	40	37	- 7.5%
Closed Sales	8	7	- 12.5%	26	25	- 3.8%
Median Sales Price*	\$517,500	\$645,000	+ 24.6%	\$522,500	\$660,000	+ 26.3%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	60	+ 93.5%	66	35	- 47.0%
Percent of Original List Price Received*	102.1%	105.5%	+ 3.3%	97.3%	102.9%	+ 5.8%
New Listings	12	22	+ 83.3%	48	47	- 2.1%

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

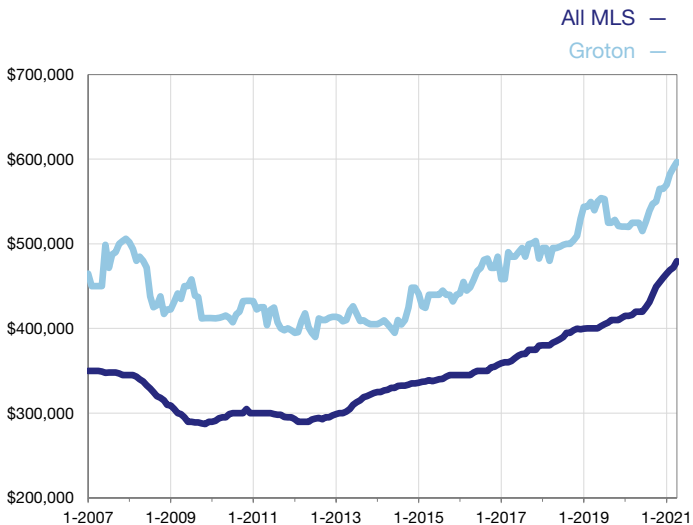
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	6	8	+ 33.3%
Closed Sales	0	3	--	7	9	+ 28.6%
Median Sales Price*	\$0	\$403,000	--	\$495,000	\$403,000	- 18.6%
Inventory of Homes for Sale	11	0	- 100.0%	--	--	--
Months Supply of Inventory	4.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	118	--	98	100	+ 2.0%
Percent of Original List Price Received*	0.0%	97.5%	--	96.0%	99.5%	+ 3.6%
New Listings	0	1	--	8	5	- 37.5%

* 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

