

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	12	- 14.3%	54	49	- 9.3%
Closed Sales	14	16	+ 14.3%	40	41	+ 2.5%
Median Sales Price*	\$574,000	<b>\$701,449</b>	+ 22.2%	\$543,750	<b>\$689,000</b>	+ 26.7%
Inventory of Homes for Sale	30	9	- 70.0%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	62	36	- 41.9%	65	35	- 46.2%
Percent of Original List Price Received*	96.1%	<b>106.7%</b>	+ 11.0%	96.9%	<b>104.4%</b>	+ 7.7%
New Listings	21	10	- 52.4%	69	57	- 17.4%

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

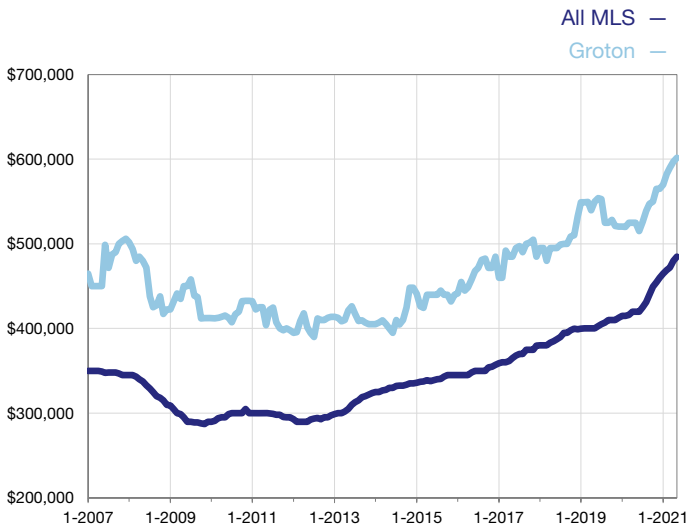
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	9	12	+ 33.3%
Closed Sales	2	1	- 50.0%	9	10	+ 11.1%
Median Sales Price*	\$271,250	<b>\$589,000</b>	+ 117.1%	\$443,900	<b>\$421,500</b>	- 5.0%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.9	0.4	- 86.2%	--	--	--
Cumulative Days on Market Until Sale	70	28	- 60.0%	92	92	0.0%
Percent of Original List Price Received*	100.0%	<b>99.8%</b>	- 0.2%	96.9%	<b>99.5%</b>	+ 2.7%
New Listings	3	6	+ 100.0%	11	11	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

