

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	16	+ 23.1%	108	92	- 14.8%
Closed Sales	16	9	- 43.8%	102	88	- 13.7%
Median Sales Price*	\$635,000	\$775,000	+ 22.0%	\$675,389	\$751,500	+ 11.3%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	15	23	+ 53.3%	31	22	- 29.0%
Percent of Original List Price Received*	105.8%	104.1%	- 1.6%	105.7%	107.3%	+ 1.5%
New Listings	13	18	+ 38.5%	130	119	- 8.5%

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

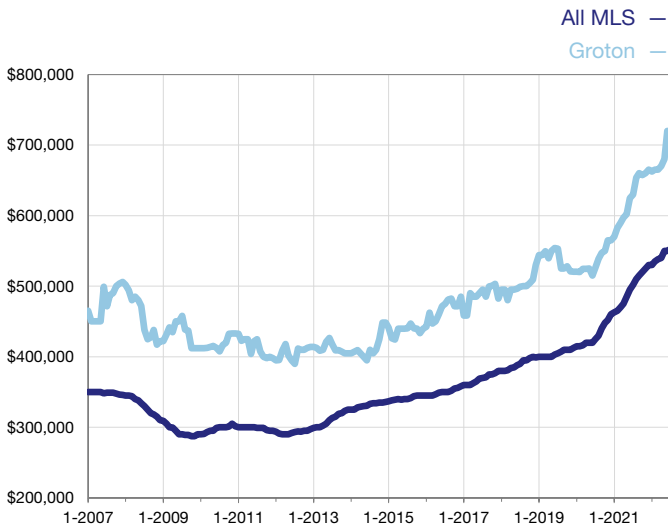
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	21	15	- 28.6%
Closed Sales	5	0	- 100.0%	22	15	- 31.8%
Median Sales Price*	\$356,000	\$0	- 100.0%	\$396,500	\$629,900	+ 58.9%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	4.3	3.5	- 18.6%	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	56	39	- 30.4%
Percent of Original List Price Received*	97.7%	0.0%	- 100.0%	100.4%	103.1%	+ 2.7%
New Listings	5	5	0.0%	29	23	- 20.7%

* 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

