

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	3	- 76.9%	134	102	- 23.9%
Closed Sales	12	7	- 41.7%	126	110	- 12.7%
Median Sales Price*	\$685,000	<b>\$755,000</b>	+ 10.2%	\$675,389	<b>\$745,500</b>	+ 10.4%
Inventory of Homes for Sale	10	22	+ 120.0%	--	--	--
Months Supply of Inventory	0.8	2.5	+ 212.5%	--	--	--
Cumulative Days on Market Until Sale	44	33	- 25.0%	35	24	- 31.4%
Percent of Original List Price Received*	98.5%	<b>104.3%</b>	+ 5.9%	104.6%	<b>106.5%</b>	+ 1.8%
New Listings	8	7	- 12.5%	151	138	- 8.6%

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

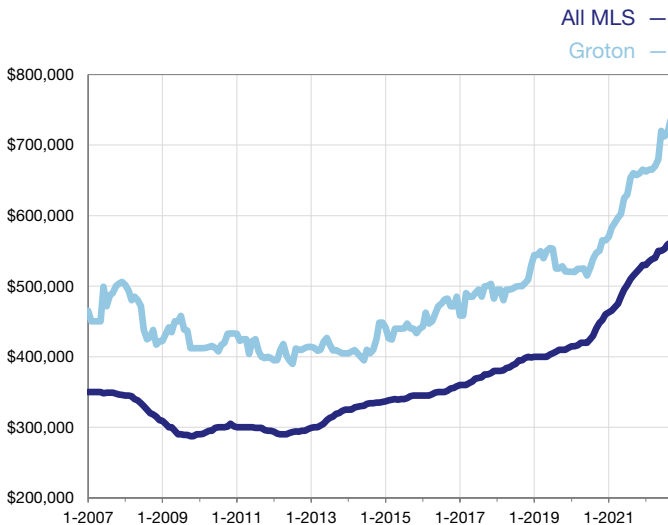
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	1	- 75.0%	29	18	- 37.9%
Closed Sales	2	4	+ 100.0%	27	20	- 25.9%
Median Sales Price*	\$325,000	<b>\$725,000</b>	+ 123.1%	\$390,000	<b>\$653,000</b>	+ 67.4%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.1	5.0	+ 354.5%	--	--	--
Cumulative Days on Market Until Sale	19	76	+ 300.0%	51	45	- 11.8%
Percent of Original List Price Received*	100.7%	<b>98.5%</b>	- 2.2%	100.1%	<b>102.3%</b>	+ 2.2%
New Listings	3	2	- 33.3%	36	27	- 25.0%

\* 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

