

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	17	18	+ 5.9%
Closed Sales	5	5	0.0%	20	14	- 30.0%
Median Sales Price*	\$730,000	<b>\$950,000</b>	+ 30.1%	\$633,500	<b>\$894,000</b>	+ 41.1%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	21	70	+ 233.3%	21	50	+ 138.1%
Percent of Original List Price Received*	109.3%	99.5%	- 9.0%	104.3%	99.5%	- 4.6%
New Listings	9	13	+ 44.4%	18	22	+ 22.2%

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

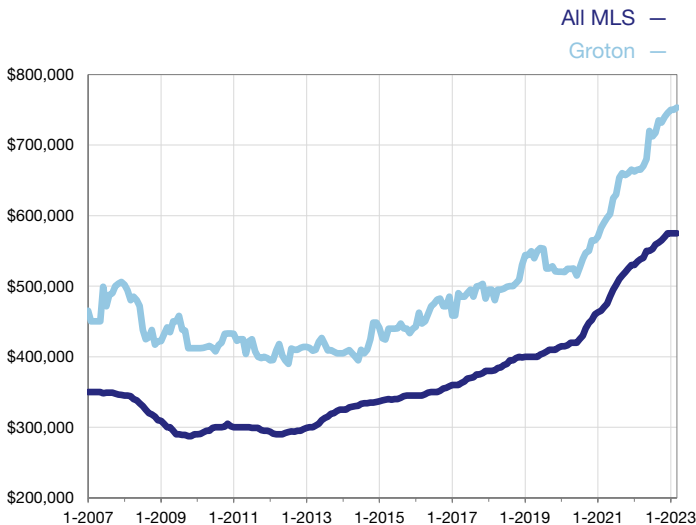
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	3	7	+ 133.3%
Closed Sales	1	2	+ 100.0%	5	5	0.0%
Median Sales Price*	\$390,000	<b>\$575,275</b>	+ 47.5%	\$390,000	<b>\$500,550</b>	+ 28.3%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.8	3.5	+ 337.5%	--	--	--
Cumulative Days on Market Until Sale	6	68	+ 1,033.3%	55	51	- 7.3%
Percent of Original List Price Received*	111.5%	101.9%	- 8.6%	100.4%	100.8%	+ 0.4%
New Listings	3	4	+ 33.3%	4	10	+ 150.0%

\* 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

