

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	19	+ 280.0%	22	33	+ 50.0%
Closed Sales	8	5	- 37.5%	28	19	- 32.1%
Median Sales Price*	\$702,000	\$1,199,000	+ 70.8%	\$665,000	\$900,000	+ 35.3%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	31	73	+ 135.5%	24	56	+ 133.3%
Percent of Original List Price Received*	108.2%	97.0%	- 10.4%	105.4%	98.9%	- 6.2%
New Listings	16	11	- 31.3%	34	33	- 2.9%

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

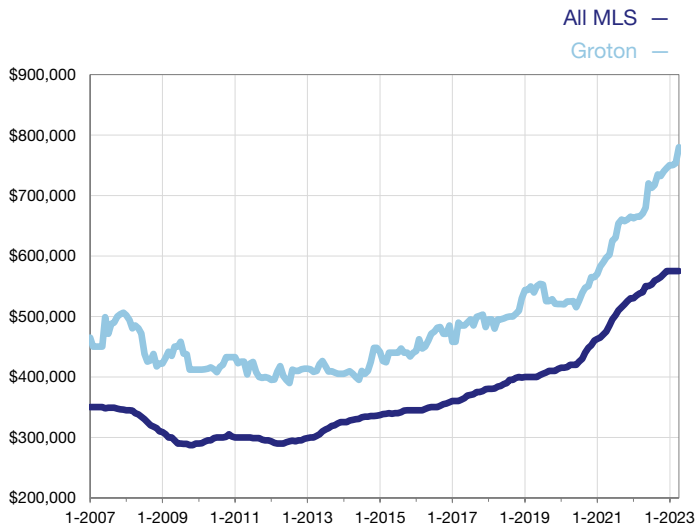
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	6	8	+ 33.3%
Closed Sales	2	1	- 50.0%	7	7	0.0%
Median Sales Price*	\$333,750	\$385,000	+ 15.4%	\$390,000	\$500,550	+ 28.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	3.3	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	35	5	- 85.7%	49	59	+ 20.4%
Percent of Original List Price Received*	101.9%	105.5%	+ 3.5%	100.9%	101.1%	+ 0.2%
New Listings	4	0	- 100.0%	8	10	+ 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

