

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	15	- 25.0%	42	45	+ 7.1%
Closed Sales	9	15	+ 66.7%	37	34	- 8.1%
Median Sales Price*	\$850,000	<b>\$770,000</b>	- 9.4%	\$750,000	<b>\$894,000</b>	+ 19.2%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	14	39	+ 178.6%	21	49	+ 133.3%
Percent of Original List Price Received*	110.5%	<b>101.6%</b>	- 8.1%	106.6%	<b>100.1%</b>	- 6.1%
New Listings	18	13	- 27.8%	52	46	- 11.5%

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

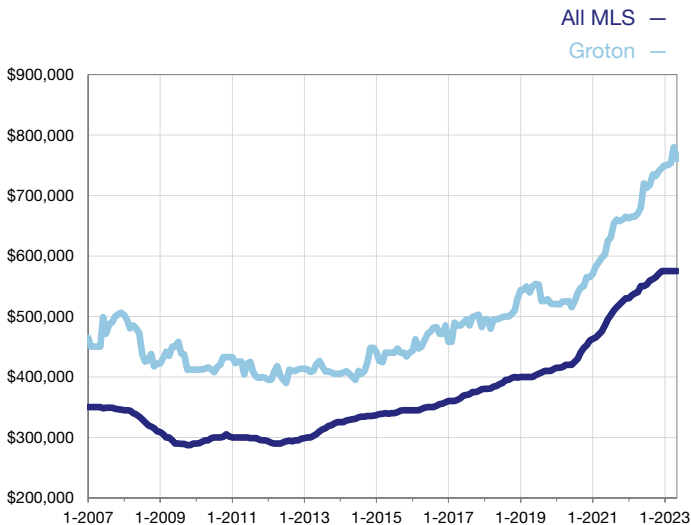
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	7	9	+ 28.6%
Closed Sales	2	1	- 50.0%	9	8	- 11.1%
Median Sales Price*	\$655,500	<b>\$349,900</b>	- 46.6%	\$392,000	<b>\$442,775</b>	+ 13.0%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	20	5	- 75.0%	43	52	+ 20.9%
Percent of Original List Price Received*	106.8%	<b>106.1%</b>	- 0.7%	102.2%	<b>101.8%</b>	- 0.4%
New Listings	4	3	- 25.0%	12	13	+ 8.3%

\* 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

