

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	56	54	- 3.6%
Closed Sales	17	18	+ 5.9%	54	52	- 3.7%
Median Sales Price*	\$800,000	\$835,000	+ 4.4%	\$764,000	\$881,500	+ 15.4%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	15	46	+ 206.7%	19	48	+ 152.6%
Percent of Original List Price Received*	115.4%	101.2%	- 12.3%	109.4%	100.4%	- 8.2%
New Listings	23	12	- 47.8%	75	58	- 22.7%

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

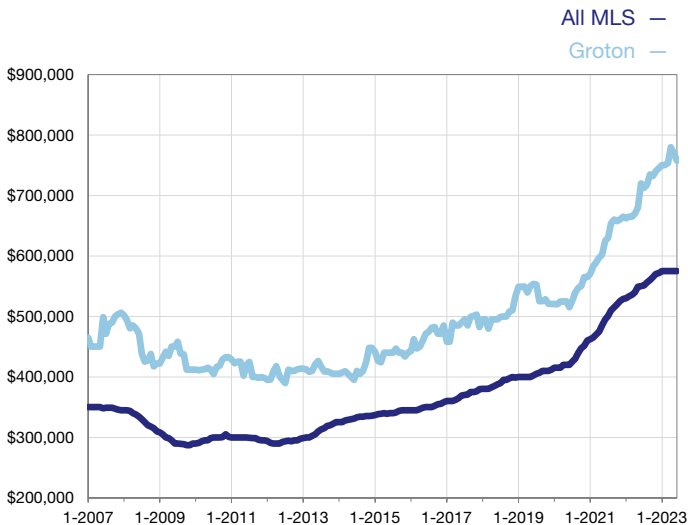
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	11	14	+ 27.3%
Closed Sales	3	1	- 66.7%	12	9	- 25.0%
Median Sales Price*	\$670,000	\$952,595	+ 42.2%	\$510,950	\$500,550	- 2.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	21	1	- 95.2%	37	47	+ 27.0%
Percent of Original List Price Received*	103.7%	103.0%	- 0.7%	102.6%	101.9%	- 0.7%
New Listings	3	3	0.0%	15	17	+ 13.3%

* 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

