

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	65	63	- 3.1%
Closed Sales	16	9	- 43.8%	70	61	- 12.9%
Median Sales Price*	\$630,000	\$735,000	+ 16.7%	\$751,500	\$850,000	+ 13.1%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	20	45	+ 125.0%
Percent of Original List Price Received*	102.8%	108.3%	+ 5.4%	107.9%	101.6%	- 5.8%
New Listings	10	7	- 30.0%	85	65	- 23.5%

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

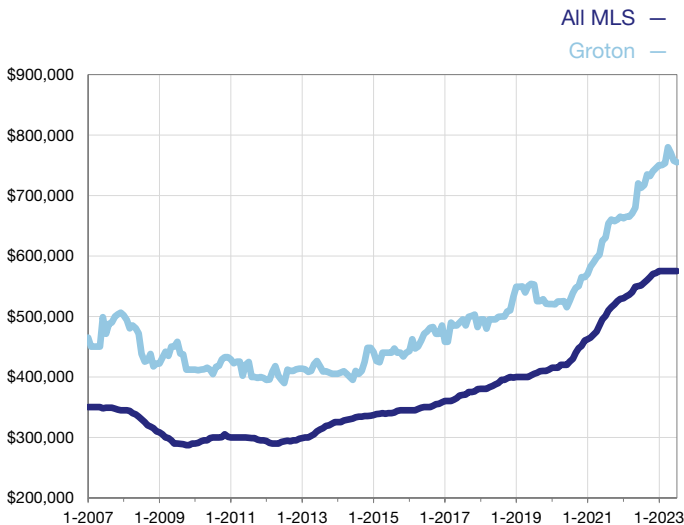
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	12	16	+ 33.3%
Closed Sales	0	3	--	12	12	0.0%
Median Sales Price*	\$0	\$700,000	--	\$510,950	\$607,500	+ 18.9%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	37	37	0.0%
Percent of Original List Price Received*	0.0%	104.0%	--	102.6%	102.4%	- 0.2%
New Listings	2	2	0.0%	17	19	+ 11.8%

* 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

