

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	75	74	- 1.3%
Closed Sales	9	11	+ 22.2%	79	72	- 8.9%
Median Sales Price*	\$715,000	\$825,000	+ 15.4%	\$751,000	\$845,000	+ 12.5%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	33	34	+ 3.0%	22	43	+ 95.5%
Percent of Original List Price Received*	106.3%	100.3%	- 5.6%	107.7%	101.4%	- 5.8%
New Listings	15	12	- 20.0%	100	77	- 23.0%

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

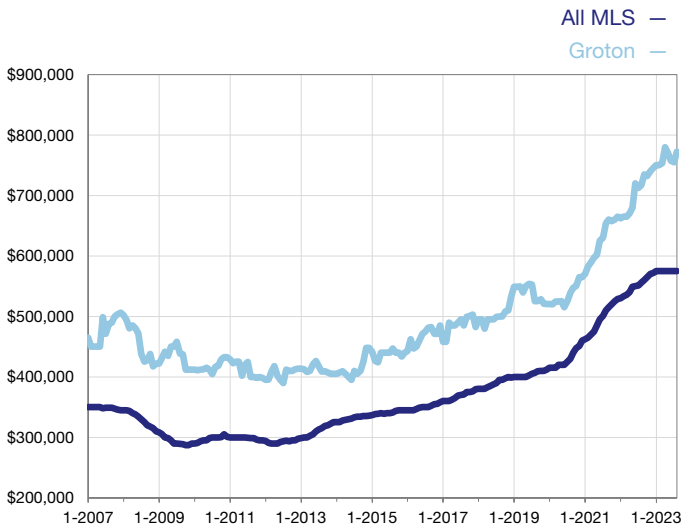
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	13	19	+ 46.2%
Closed Sales	3	4	+ 33.3%	15	16	+ 6.7%
Median Sales Price*	\$700,000	\$807,900	+ 15.4%	\$629,900	\$637,500	+ 1.2%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--
Cumulative Days on Market Until Sale	46	112	+ 143.5%	39	55	+ 41.0%
Percent of Original List Price Received*	105.2%	106.3%	+ 1.0%	103.1%	103.4%	+ 0.3%
New Listings	1	8	+ 700.0%	18	27	+ 50.0%

* 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

