

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	6	- 57.1%	89	79	- 11.2%
Closed Sales	9	9	0.0%	88	81	- 8.0%
Median Sales Price*	\$775,000	\$750,000	- 3.2%	\$751,500	\$825,000	+ 9.8%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	22	41	+ 86.4%
Percent of Original List Price Received*	104.1%	102.9%	- 1.2%	107.3%	101.6%	- 5.3%
New Listings	18	7	- 61.1%	118	83	- 29.7%

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

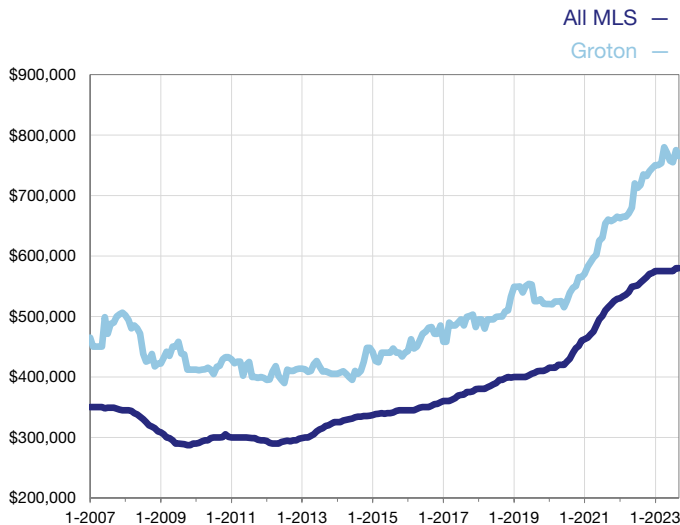
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	14	21	+ 50.0%
Closed Sales	0	2	--	15	18	+ 20.0%
Median Sales Price*	\$0	\$359,500	--	\$629,900	\$607,500	- 3.6%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	4.6	5.3	+ 15.2%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	39	51	+ 30.8%
Percent of Original List Price Received*	0.0%	105.1%	--	103.1%	103.6%	+ 0.5%
New Listings	5	6	+ 20.0%	23	33	+ 43.5%

* 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

