

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	99	85	- 14.1%
Closed Sales	15	9	- 40.0%	103	90	- 12.6%
Median Sales Price*	\$550,000	\$742,000	+ 34.9%	\$742,000	\$820,000	+ 10.5%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.5%	23	40	+ 73.9%
Percent of Original List Price Received*	102.7%	99.7%	- 2.9%	106.7%	101.4%	- 5.0%
New Listings	11	7	- 36.4%	129	91	- 29.5%

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

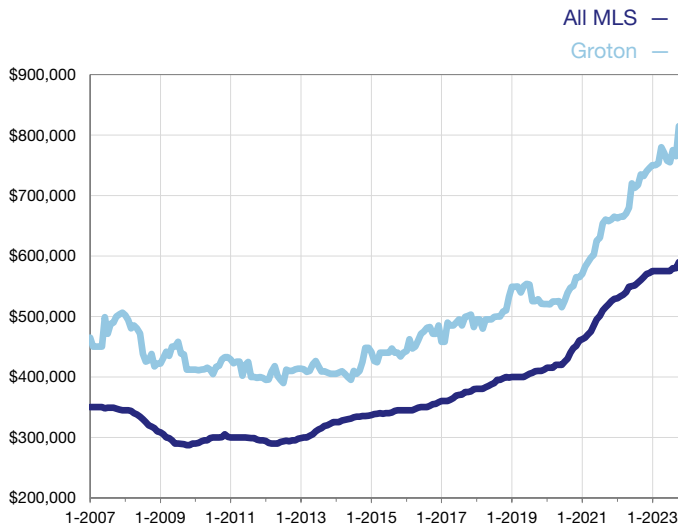
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	17	23	+ 35.3%
Closed Sales	1	3	+ 200.0%	16	22	+ 37.5%
Median Sales Price*	\$875,000	\$790,000	- 9.7%	\$632,950	\$637,500	+ 0.7%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	4.3	5.1	+ 18.6%	--	--	--
Cumulative Days on Market Until Sale	9	66	+ 633.3%	37	51	+ 37.8%
Percent of Original List Price Received*	106.1%	102.5%	- 3.4%	103.3%	103.4%	+ 0.1%
New Listings	2	2	0.0%	25	35	+ 40.0%

* 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

