

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	102	88	- 13.7%
Closed Sales	7	3	- 57.1%	110	93	- 15.5%
Median Sales Price*	\$755,000	\$775,000	+ 2.6%	\$745,500	\$802,000	+ 7.6%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	24	40	+ 66.7%
Percent of Original List Price Received*	104.3%	95.7%	- 8.2%	106.5%	101.2%	- 5.0%
New Listings	6	4	- 33.3%	135	94	- 30.4%

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

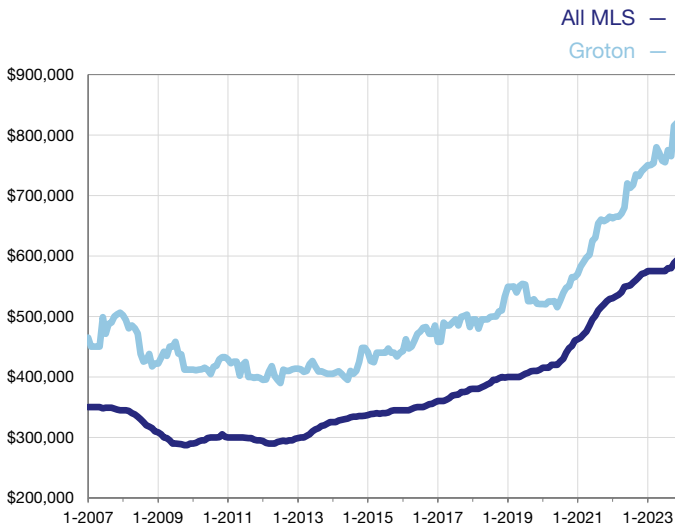
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	18	24	+ 33.3%
Closed Sales	4	2	- 50.0%	20	24	+ 20.0%
Median Sales Price*	\$725,000	\$477,500	- 34.1%	\$653,000	\$610,000	- 6.6%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	5.0	4.6	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	76	16	- 78.9%	45	48	+ 6.7%
Percent of Original List Price Received*	98.5%	101.0%	+ 2.5%	102.3%	103.2%	+ 0.9%
New Listings	2	2	0.0%	27	37	+ 37.0%

* 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

