

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	111	91	- 18.0%
Closed Sales	4	4	0.0%	114	97	- 14.9%
Median Sales Price*	\$795,000	\$778,000	- 2.1%	\$745,500	\$802,000	+ 7.6%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	45	32	- 28.9%	25	40	+ 60.0%
Percent of Original List Price Received*	100.2%	99.6%	- 0.6%	106.3%	101.1%	- 4.9%
New Listings	3	1	- 66.7%	138	95	- 31.2%

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

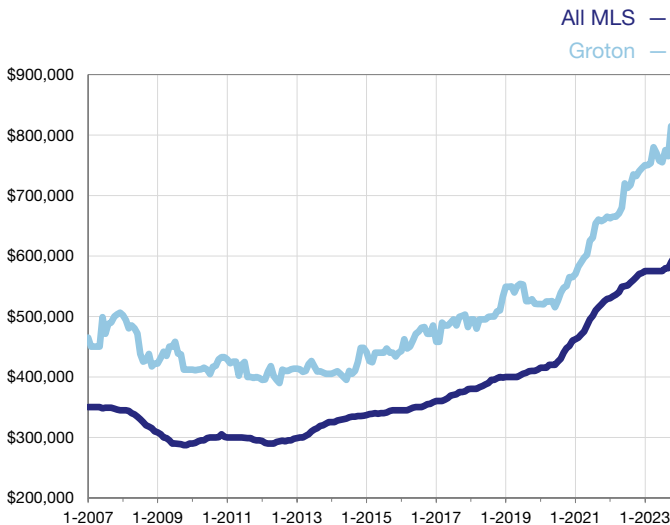
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	20	24	+ 20.0%
Closed Sales	0	1	--	20	25	+ 25.0%
Median Sales Price*	\$0	\$1,034,961	--	\$653,000	\$625,000	- 4.3%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	3.9	4.6	+ 17.9%	--	--	--
Cumulative Days on Market Until Sale	0	2	--	45	46	+ 2.2%
Percent of Original List Price Received*	0.0%	118.3%	--	102.3%	103.8%	+ 1.5%
New Listings	0	1	--	27	38	+ 40.7%

* 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

