

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*	\$875,000	\$505,000	- 42.3%	\$875,000	\$505,000	- 42.3%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 30.8%	39	27	- 30.8%
Percent of Original List Price Received*	99.5%	103.3%	+ 3.8%	99.5%	103.3%	+ 3.8%
New Listings	4	9	+ 125.0%	4	9	+ 125.0%

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

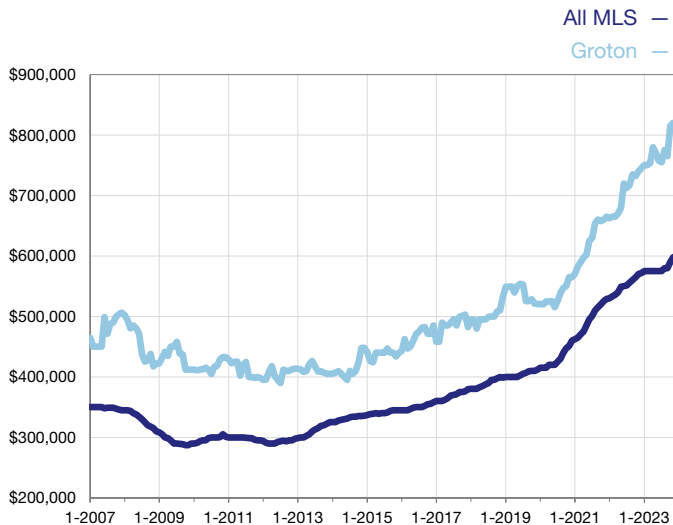
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$330,000	\$982,090	+ 197.6%	\$330,000	\$982,090	+ 197.6%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	3.3	5.0	+ 51.5%	--	--	--
Cumulative Days on Market Until Sale	39	118	+ 202.6%	39	118	+ 202.6%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	100.0%	101.0%	+ 1.0%
New Listings	2	2	0.0%	2	2	0.0%

* 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

