

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	5	- 68.8%	30	23	- 23.3%
Closed Sales	5	6	+ 20.0%	19	20	+ 5.3%
Median Sales Price*	\$1,199,000	\$1,134,500	- 5.4%	\$900,000	\$755,648	- 16.0%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	73	53	- 27.4%	56	44	- 21.4%
Percent of Original List Price Received*	97.0%	104.7%	+ 7.9%	98.9%	103.4%	+ 4.6%
New Listings	11	11	0.0%	33	30	- 9.1%

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

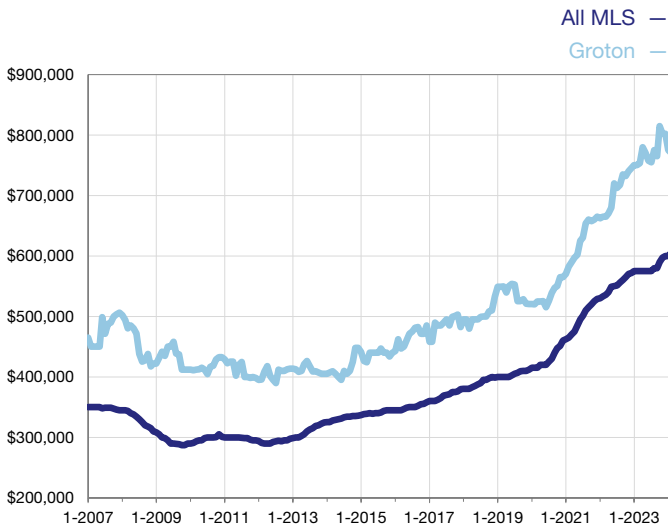
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	8	13	+ 62.5%
Closed Sales	1	8	+ 700.0%	7	12	+ 71.4%
Median Sales Price*	\$385,000	\$664,950	+ 72.7%	\$500,550	\$664,950	+ 32.8%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	5	116	+ 2,220.0%	59	132	+ 123.7%
Percent of Original List Price Received*	105.5%	97.9%	- 7.2%	101.1%	100.0%	- 1.1%
New Listings	0	4	--	11	14	+ 27.3%

* 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

