

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

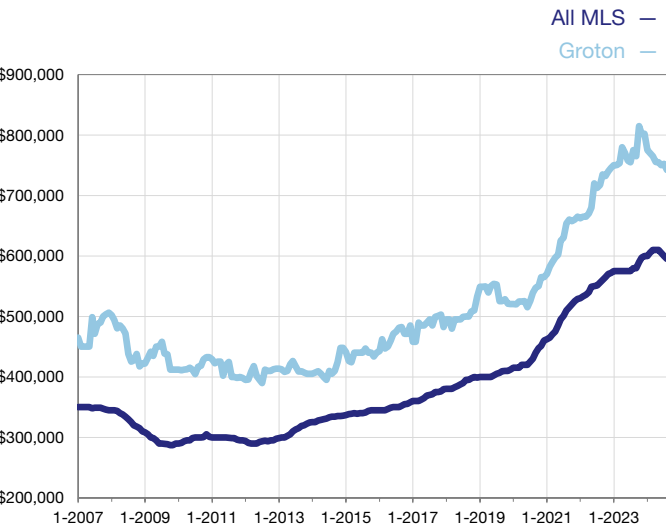
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	11	- 8.3%	73	73	0.0%
Closed Sales	11	11	0.0%	72	66	- 8.3%
Median Sales Price*	\$825,000	\$825,000	0.0%	\$845,000	\$757,148	- 10.4%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	34	26	- 23.5%	43	29	- 32.6%
Percent of Original List Price Received*	100.3%	99.9%	- 0.4%	101.4%	102.7%	+ 1.3%
New Listings	12	9	- 25.0%	77	90	+ 16.9%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	19	27	+ 42.1%
Closed Sales	4	2	- 50.0%	16	19	+ 18.8%
Median Sales Price*	\$807,900	\$677,450	- 16.1%	\$637,500	\$679,900	+ 6.7%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	4.2	1.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	112	38	- 66.1%	55	111	+ 101.8%
Percent of Original List Price Received*	106.3%	99.0%	- 6.9%	103.4%	102.1%	- 1.3%
New Listings	8	2	- 75.0%	27	24	- 11.1%

\* 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

