

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	12	+ 100.0%	79	81	+ 2.5%
Closed Sales	9	7	- 22.2%	81	73	- 9.9%
Median Sales Price*	\$750,000	<b>\$854,000</b>	+ 13.9%	\$825,000	<b>\$775,000</b>	- 6.1%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	41	28	- 31.7%
Percent of Original List Price Received*	102.9%	<b>101.3%</b>	- 1.6%	101.6%	<b>102.6%</b>	+ 1.0%
New Listings	7	12	+ 71.4%	84	102	+ 21.4%

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

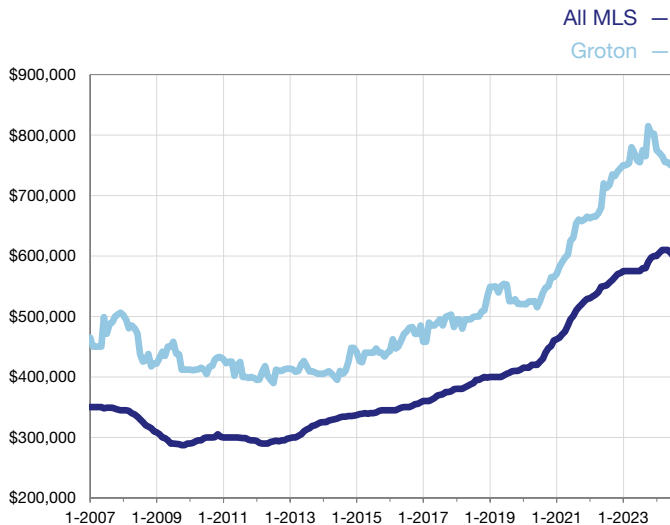
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	21	28	+ 33.3%
Closed Sales	3	3	0.0%	19	22	+ 15.8%
Median Sales Price*	\$400,000	<b>\$1,070,413</b>	+ 167.6%	\$625,000	<b>\$807,450</b>	+ 29.2%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	5.3	1.4	- 73.6%	--	--	--
Cumulative Days on Market Until Sale	13	59	+ 353.8%	49	104	+ 112.2%
Percent of Original List Price Received*	104.2%	<b>114.3%</b>	+ 9.7%	103.5%	<b>103.7%</b>	+ 0.2%
New Listings	6	1	- 83.3%	33	25	- 24.2%

\* 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

