

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Groton

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	9	+ 200.0%	82	90	+ 9.8%
Closed Sales	9	10	+ 11.1%	90	83	- 7.8%
Median Sales Price*	\$742,000	<b>\$725,000</b>	- 2.3%	\$820,000	<b>\$756,295</b>	- 7.8%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	36	45	+ 25.0%	40	30	- 25.0%
Percent of Original List Price Received*	99.7%	<b>98.4%</b>	- 1.3%	101.4%	<b>102.1%</b>	+ 0.7%
New Listings	6	12	+ 100.0%	90	114	+ 26.7%

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

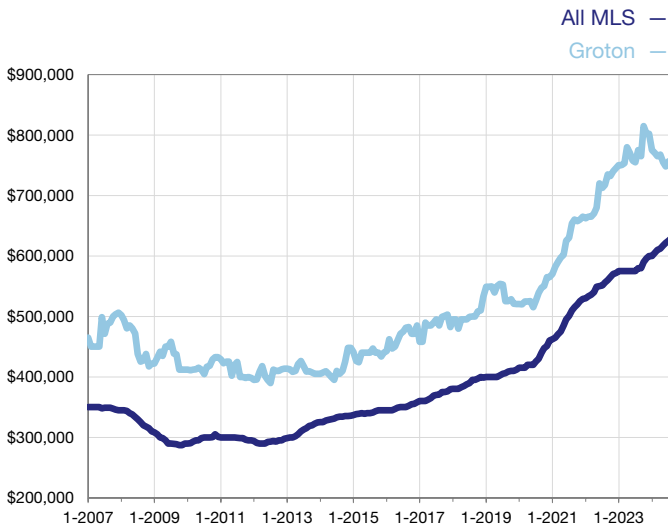
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	23	29	+ 26.1%
Closed Sales	3	1	- 66.7%	22	23	+ 4.5%
Median Sales Price*	\$790,000	<b>\$805,000</b>	+ 1.9%	\$637,500	<b>\$805,000</b>	+ 26.3%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	5.1	1.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	66	121	+ 83.3%	51	105	+ 105.9%
Percent of Original List Price Received*	102.5%	<b>89.5%</b>	- 12.7%	103.4%	<b>103.1%</b>	- 0.3%
New Listings	2	1	- 50.0%	35	26	- 25.7%

\* 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

