

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Groton

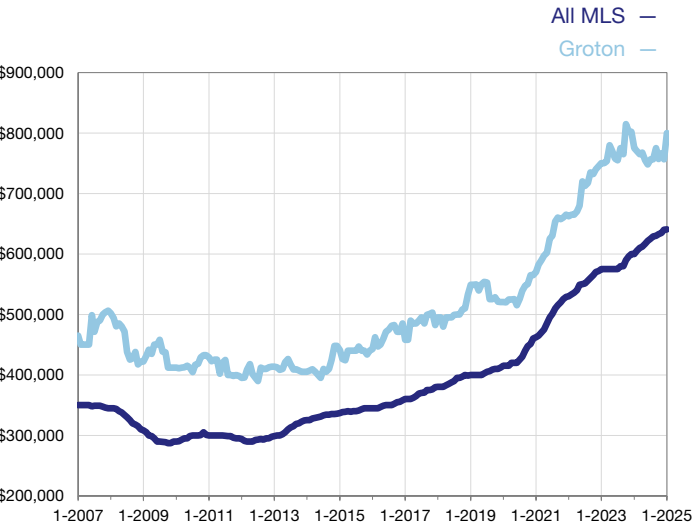
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$505,000	\$900,000	+ 78.2%	\$505,000	\$900,000	+ 78.2%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	65	+ 140.7%	27	65	+ 140.7%
Percent of Original List Price Received*	103.3%	91.4%	- 11.5%	103.3%	91.4%	- 11.5%
New Listings	8	14	+ 75.0%	8	14	+ 75.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$982,090	\$907,290	- 7.6%	\$982,090	\$907,290	- 7.6%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	4.6	2.4	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	118	95	- 19.5%	118	95	- 19.5%
Percent of Original List Price Received*	101.0%	107.8%	+ 6.7%	101.0%	107.8%	+ 6.7%
New Listings	3	1	- 66.7%	3	1	- 66.7%

* 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

