

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	34	51	+ 50.0%	171	263	+ 53.8%
Closed Sales	35	29	- 17.1%	134	188	+ 40.3%
Median Sales Price*	\$330,000	\$335,000	+ 1.5%	\$294,500	\$315,000	+ 7.0%
Inventory of Homes for Sale	96	49	- 49.0%	--	--	--
Months Supply of Inventory	4.8	1.7	- 64.6%	--	--	--
Cumulative Days on Market Until Sale	55	45	- 18.2%	86	71	- 17.4%
Percent of Original List Price Received*	98.2%	101.4%	+ 3.3%	96.2%	99.2%	+ 3.1%
New Listings	35	42	+ 20.0%	227	282	+ 24.2%

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

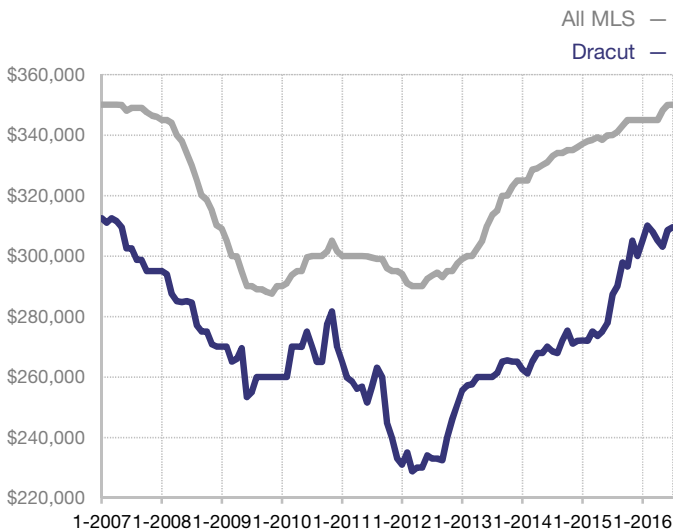
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	7	24	+ 242.9%	66	111	+ 68.2%
Closed Sales	6	13	+ 116.7%	60	86	+ 43.3%
Median Sales Price*	\$231,000	\$190,000	- 17.7%	\$175,000	\$174,450	- 0.3%
Inventory of Homes for Sale	45	22	- 51.1%	--	--	--
Months Supply of Inventory	5.9	1.9	- 67.8%	--	--	--
Cumulative Days on Market Until Sale	54	49	- 9.3%	53	79	+ 49.1%
Percent of Original List Price Received*	97.8%	97.1%	- 0.7%	96.9%	96.9%	0.0%
New Listings	14	18	+ 28.6%	96	125	+ 30.2%

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

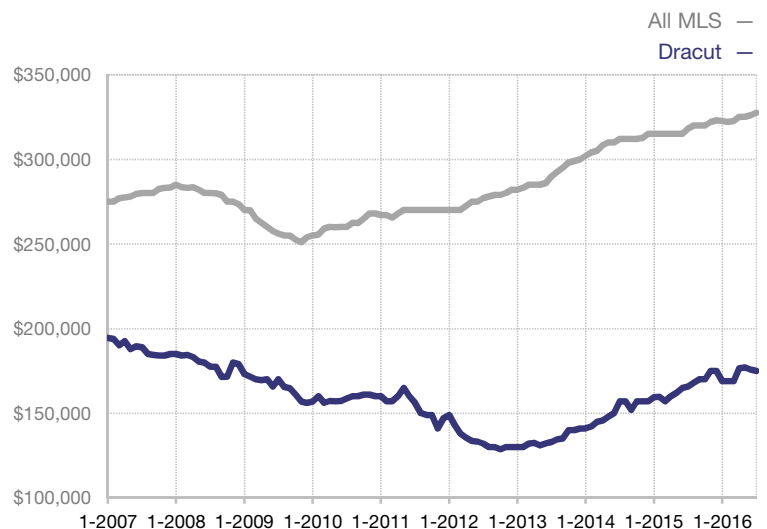
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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