

Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	31	28	- 9.7%	202	287	+ 42.1%
Closed Sales	37	47	+ 27.0%	171	237	+ 38.6%
Median Sales Price*	\$296,000	\$333,000	+ 12.5%	\$296,000	\$319,900	+ 8.1%
Inventory of Homes for Sale	98	57	- 41.8%	--	--	--
Months Supply of Inventory	4.8	2.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	70	65	- 7.1%	82	70	- 14.6%
Percent of Original List Price Received*	98.3%	99.7%	+ 1.4%	96.6%	99.3%	+ 2.8%
New Listings	38	36	- 5.3%	265	318	+ 20.0%

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

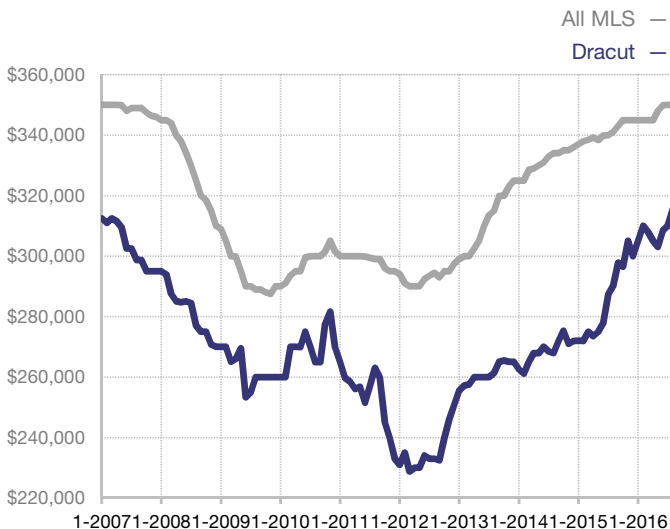
Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	14	16	+ 14.3%	80	125	+ 56.3%
Closed Sales	11	23	+ 109.1%	71	109	+ 53.5%
Median Sales Price*	\$187,000	\$165,000	- 11.8%	\$176,500	\$169,000	- 4.2%
Inventory of Homes for Sale	48	23	- 52.1%	--	--	--
Months Supply of Inventory	6.1	1.8	- 70.5%	--	--	--
Cumulative Days on Market Until Sale	67	63	- 6.0%	55	76	+ 38.2%
Percent of Original List Price Received*	99.9%	97.4%	- 2.5%	97.3%	97.0%	- 0.3%
New Listings	19	15	- 21.1%	115	140	+ 21.7%

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

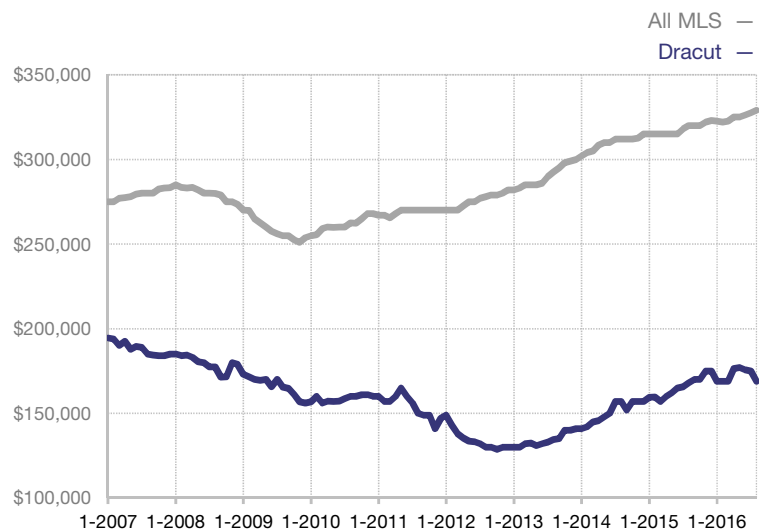
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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