

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	23	40	+ 73.9%	288	281	- 2.4%
Closed Sales	43	29	- 32.6%	269	270	+ 0.4%
Median Sales Price*	\$345,000	\$395,000	+ 14.5%	\$345,000	\$365,000	+ 5.8%
Inventory of Homes for Sale	49	32	- 34.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	45	42	- 6.7%	51	41	- 19.6%
Percent of Original List Price Received*	99.1%	98.6%	- 0.5%	99.4%	99.7%	+ 0.3%
New Listings	31	25	- 19.4%	331	317	- 4.2%

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

Condominium Properties

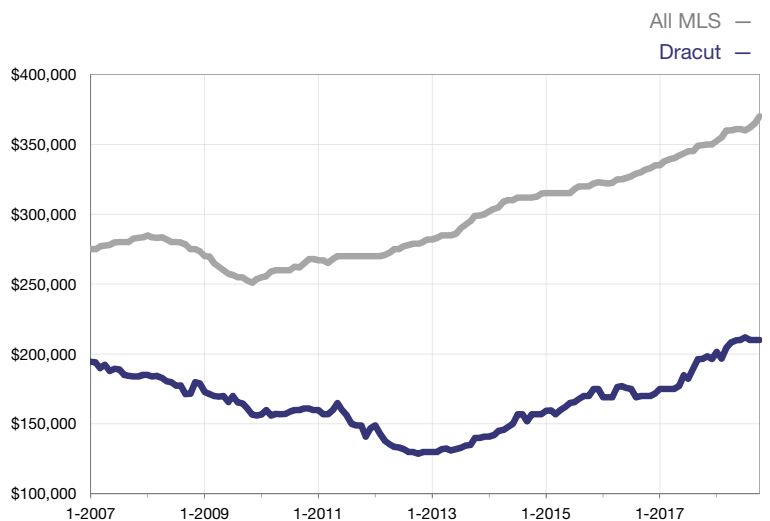
Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	13	- 7.1%	165	171	+ 3.6%
Closed Sales	11	21	+ 90.9%	147	168	+ 14.3%
Median Sales Price*	\$250,000	\$210,000	- 16.0%	\$199,900	\$215,000	+ 7.6%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	26	45	+ 73.1%	35	37	+ 5.7%
Percent of Original List Price Received*	102.4%	99.3%	- 3.0%	101.3%	100.0%	- 1.3%
New Listings	17	16	- 5.9%	181	179	- 1.1%

* 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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