

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	31	29	- 6.5%	62	61	- 1.6%
Closed Sales	11	17	+ 54.5%	39	42	+ 7.7%
Median Sales Price*	\$399,900	<b>\$415,000</b>	+ 3.8%	\$400,000	<b>\$456,000</b>	+ 14.0%
Inventory of Homes for Sale	25	2	- 92.0%	--	--	--
Months Supply of Inventory	1.0	0.1	- 90.0%	--	--	--
Cumulative Days on Market Until Sale	38	54	+ 42.1%	51	38	- 25.5%
Percent of Original List Price Received*	99.8%	<b>106.4%</b>	+ 6.6%	96.8%	<b>103.7%</b>	+ 7.1%
New Listings	33	21	- 36.4%	69	57	- 17.4%

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

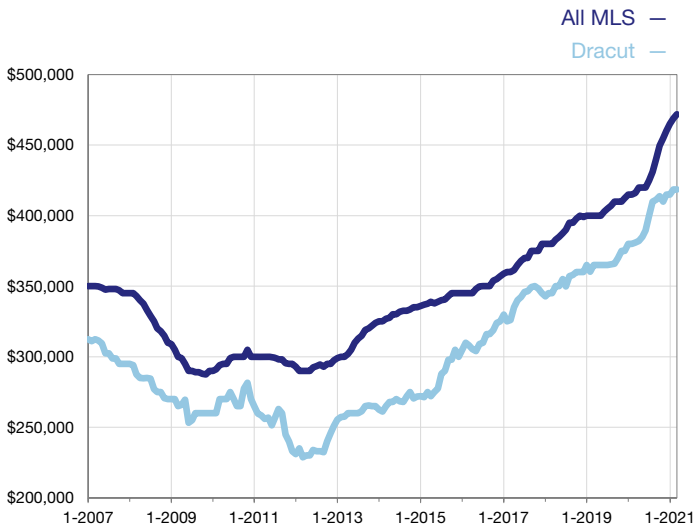
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	17	+ 183.3%	15	34	+ 126.7%
Closed Sales	5	8	+ 60.0%	13	27	+ 107.7%
Median Sales Price*	\$234,671	<b>\$265,000</b>	+ 12.9%	\$234,671	<b>\$245,000</b>	+ 4.4%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	25	10	- 60.0%	24	28	+ 16.7%
Percent of Original List Price Received*	100.1%	<b>107.3%</b>	+ 7.2%	98.8%	<b>101.2%</b>	+ 2.4%
New Listings	14	16	+ 14.3%	23	33	+ 43.5%

\* 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

