

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	14	- 26.3%	285	262	- 8.1%
Closed Sales	26	22	- 15.4%	286	276	- 3.5%
Median Sales Price*	\$500,000	<b>\$468,000</b>	- 6.4%	\$485,000	<b>\$511,000</b>	+ 5.4%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	19	27	+ 42.1%	21	23	+ 9.5%
Percent of Original List Price Received*	98.8%	98.2%	- 0.6%	104.3%	102.9%	- 1.3%
New Listings	10	7	- 30.0%	300	291	- 3.0%

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

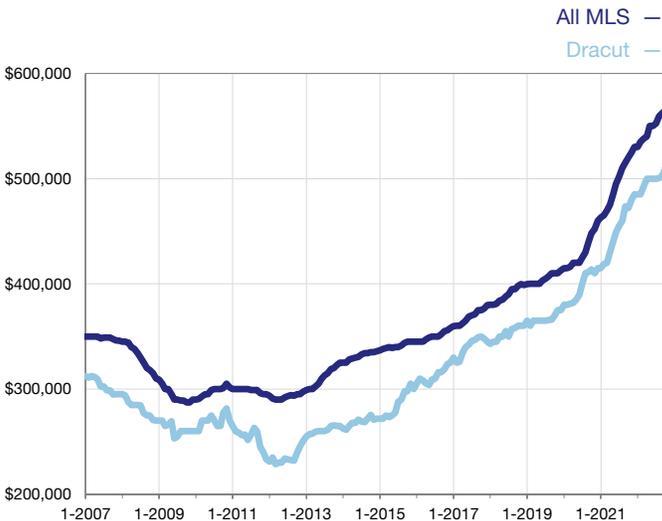
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	6	- 40.0%	146	106	- 27.4%
Closed Sales	12	7	- 41.7%	151	106	- 29.8%
Median Sales Price*	\$278,000	<b>\$300,000</b>	+ 7.9%	\$260,000	<b>\$306,000</b>	+ 17.7%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	1.0	0.1	- 90.0%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	18	16	- 11.1%
Percent of Original List Price Received*	102.7%	102.1%	- 0.6%	103.5%	107.0%	+ 3.4%
New Listings	11	7	- 36.4%	158	108	- 31.6%

\* 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

