

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	10	- 47.4%	19	10	- 47.4%
Closed Sales	16	10	- 37.5%	16	10	- 37.5%
Median Sales Price*	\$490,000	\$489,450	- 0.1%	\$490,000	\$489,450	- 0.1%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 17.9%	28	23	- 17.9%
Percent of Original List Price Received*	103.1%	97.2%	- 5.7%	103.1%	97.2%	- 5.7%
New Listings	23	8	- 65.2%	23	8	- 65.2%

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

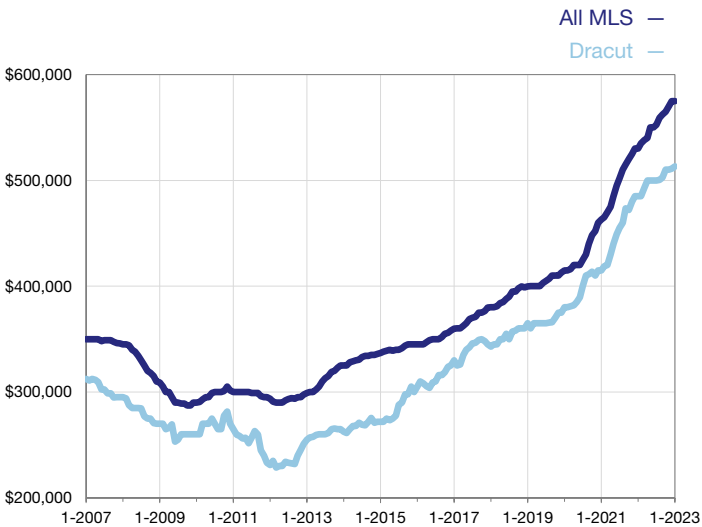
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	9	9	0.0%
Closed Sales	11	5	- 54.5%	11	5	- 54.5%
Median Sales Price*	\$260,000	\$572,000	+ 120.0%	\$260,000	\$572,000	+ 120.0%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	17	8	- 52.9%	17	8	- 52.9%
Percent of Original List Price Received*	111.1%	101.6%	- 8.6%	111.1%	101.6%	- 8.6%
New Listings	6	10	+ 66.7%	6	10	+ 66.7%

* 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

