

Local Market Update – October 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	23	24	+ 4.3%	336	291	- 13.4%
Closed Sales	28	43	+ 53.6%	308	269	- 12.7%
Median Sales Price*	\$321,750	\$345,000	+ 7.2%	\$324,000	\$345,000	+ 6.5%
Inventory of Homes for Sale	65	42	- 35.4%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	51	45	- 11.8%	65	51	- 21.5%
Percent of Original List Price Received*	98.3%	99.1%	+ 0.8%	99.2%	99.4%	+ 0.2%
New Listings	31	31	0.0%	386	331	- 14.2%

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

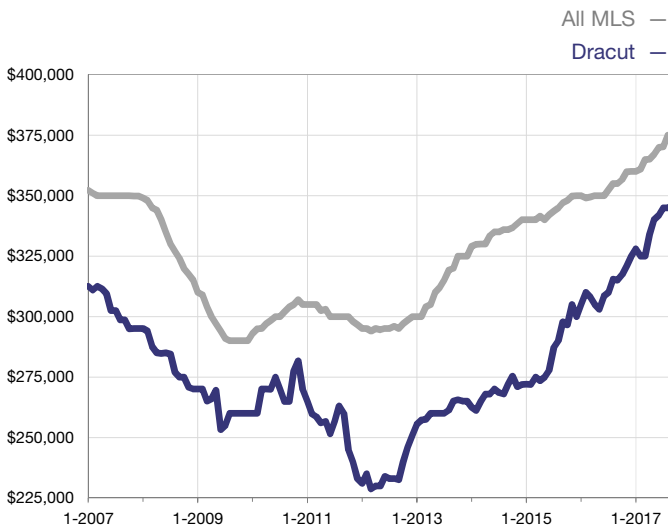
Condominium Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	7	15	+ 114.3%	140	166	+ 18.6%
Closed Sales	13	11	- 15.4%	138	147	+ 6.5%
Median Sales Price*	\$175,000	\$250,000	+ 42.9%	\$170,000	\$199,900	+ 17.6%
Inventory of Homes for Sale	32	13	- 59.4%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	45	26	- 42.2%	68	35	- 48.5%
Percent of Original List Price Received*	95.5%	102.4%	+ 7.2%	97.0%	101.3%	+ 4.4%
New Listings	15	17	+ 13.3%	168	181	+ 7.7%

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

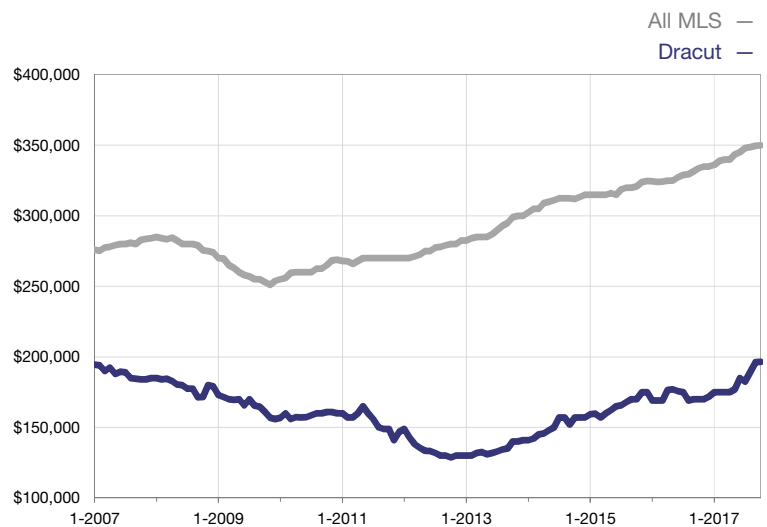
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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