

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	34	25	- 26.5%	191	195	+ 2.1%
Closed Sales	42	41	- 2.4%	173	167	- 3.5%
Median Sales Price*	\$352,000	<b>\$365,000</b>	+ 3.7%	\$359,950	<b>\$370,000</b>	+ 2.8%
Inventory of Homes for Sale	43	42	- 2.3%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	28	- 34.9%	45	36	- 20.0%
Percent of Original List Price Received*	99.5%	100.1%	+ 0.6%	99.3%	99.1%	- 0.2%
New Listings	40	37	- 7.5%	221	238	+ 7.7%

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

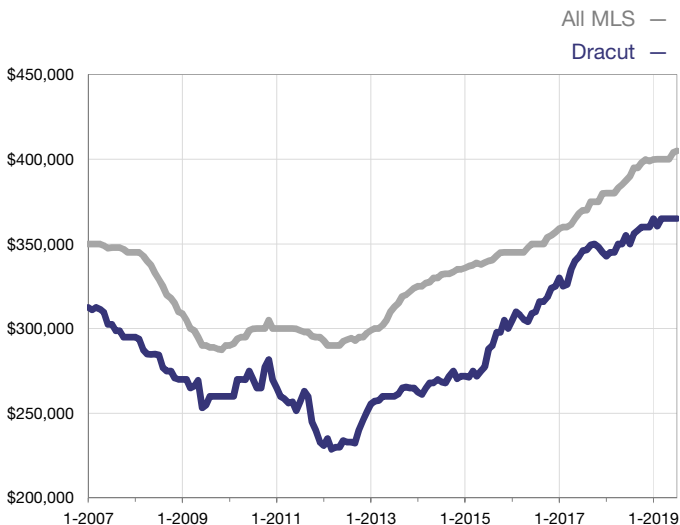
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	17	14	- 17.6%	127	92	- 27.6%
Closed Sales	19	11	- 42.1%	110	81	- 26.4%
Median Sales Price*	\$235,000	<b>\$240,000</b>	+ 2.1%	\$219,700	<b>\$225,900</b>	+ 2.8%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	58	30	- 48.3%	37	37	0.0%
Percent of Original List Price Received*	100.8%	102.9%	+ 2.1%	100.0%	100.8%	+ 0.8%
New Listings	20	19	- 5.0%	134	95	- 29.1%

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

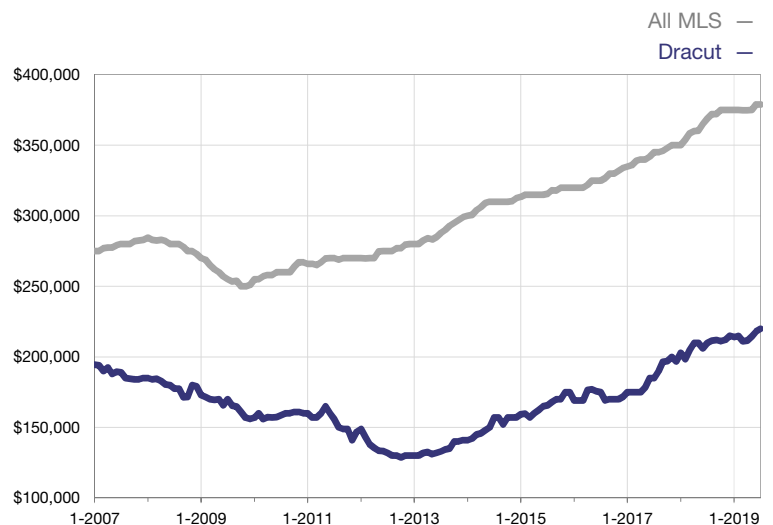
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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