

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	20	+ 25.0%	78	80	+ 2.6%
Closed Sales	21	25	+ 19.0%	60	68	+ 13.3%
Median Sales Price*	\$415,000	\$455,000	+ 9.6%	\$410,200	\$455,000	+ 10.9%
Inventory of Homes for Sale	27	9	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	42	30	- 28.6%
Percent of Original List Price Received*	102.5%	106.9%	+ 4.3%	98.8%	104.9%	+ 6.2%
New Listings	21	26	+ 23.8%	90	83	- 7.8%

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

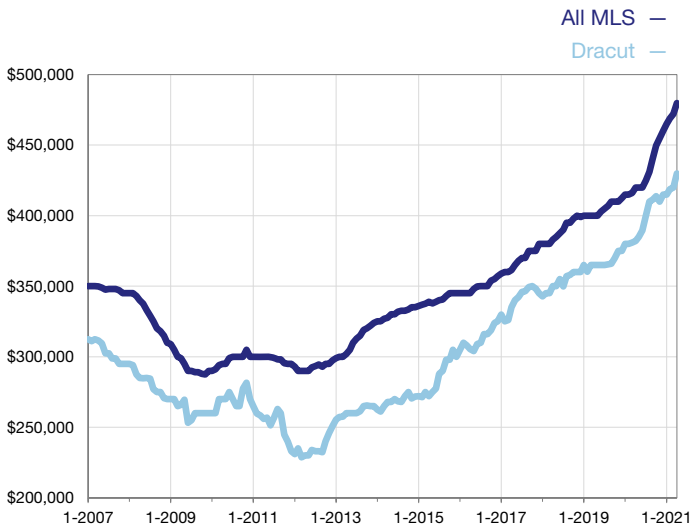
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	16	+ 100.0%	23	50	+ 117.4%
Closed Sales	4	12	+ 200.0%	17	39	+ 129.4%
Median Sales Price*	\$266,500	\$249,000	- 6.6%	\$235,900	\$245,000	+ 3.9%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	29	12	- 58.6%	25	23	- 8.0%
Percent of Original List Price Received*	100.5%	102.1%	+ 1.6%	99.2%	101.5%	+ 2.3%
New Listings	15	20	+ 33.3%	38	53	+ 39.5%

* 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

