

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	29	+ 26.1%	101	107	+ 5.9%
Closed Sales	22	18	- 18.2%	82	86	+ 4.9%
Median Sales Price*	\$348,500	\$502,500	+ 44.2%	\$400,000	\$460,500	+ 15.1%
Inventory of Homes for Sale	24	4	- 83.3%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	19	35	+ 84.2%	36	31	- 13.9%
Percent of Original List Price Received*	100.4%	106.1%	+ 5.7%	99.2%	105.1%	+ 5.9%
New Listings	22	23	+ 4.5%	112	106	- 5.4%

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

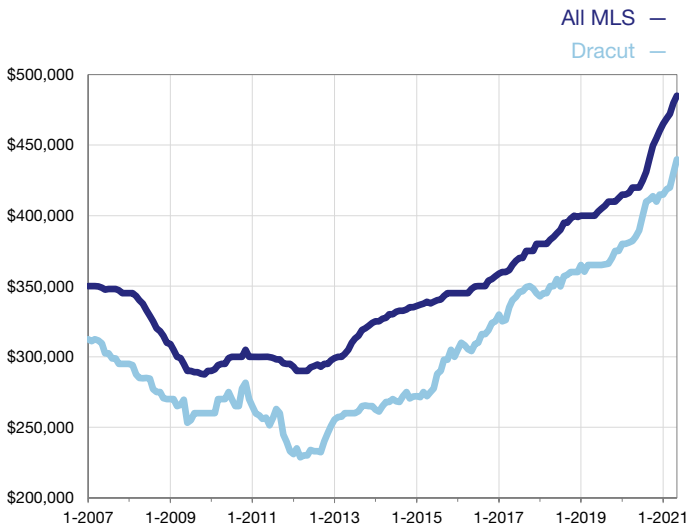
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	23	+ 43.8%	39	73	+ 87.2%
Closed Sales	10	19	+ 90.0%	27	58	+ 114.8%
Median Sales Price*	\$219,500	\$249,000	+ 13.4%	\$230,000	\$247,000	+ 7.4%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	22	21	- 4.5%
Percent of Original List Price Received*	101.2%	104.8%	+ 3.6%	99.9%	102.6%	+ 2.7%
New Listings	16	21	+ 31.3%	54	74	+ 37.0%

\* 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

