

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	27	21	- 22.2%	266	253	- 4.9%
Closed Sales	18	12	- 33.3%	260	254	- 2.3%
Median Sales Price*	\$484,000	<b>\$530,000</b>	+ 9.5%	\$482,500	<b>\$514,100</b>	+ 6.5%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	15	43	+ 186.7%	21	23	+ 9.5%
Percent of Original List Price Received*	101.2%	<b>106.6%</b>	+ 5.3%	104.8%	<b>103.3%</b>	- 1.4%
New Listings	22	21	- 4.5%	290	285	- 1.7%

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

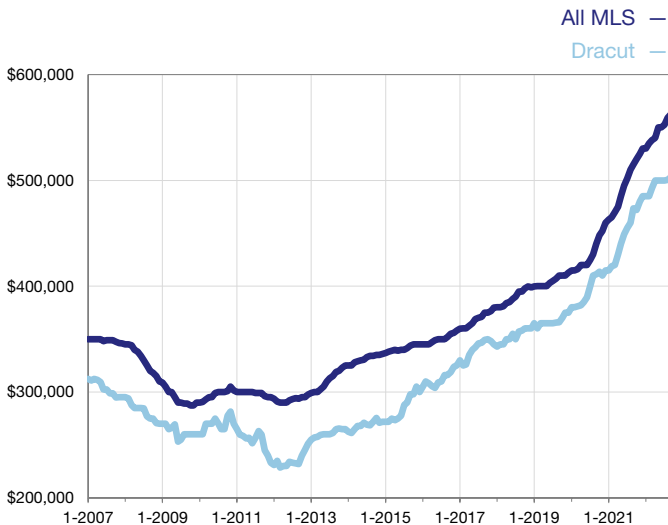
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	10	- 16.7%	136	100	- 26.5%
Closed Sales	12	8	- 33.3%	139	99	- 28.8%
Median Sales Price*	\$254,000	<b>\$285,500</b>	+ 12.4%	\$259,000	<b>\$310,000</b>	+ 19.7%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	0.9	0.1	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	18	15	- 16.7%
Percent of Original List Price Received*	101.8%	<b>103.3%</b>	+ 1.5%	103.6%	<b>107.3%</b>	+ 3.6%
New Listings	12	8	- 33.3%	147	101	- 31.3%

\* 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

