

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	16	- 42.9%	63	34	- 46.0%
Closed Sales	19	10	- 47.4%	55	27	- 50.9%
Median Sales Price*	\$452,000	\$452,950	+ 0.2%	\$480,000	\$455,900	- 5.0%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	29	16	- 44.8%	29	26	- 10.3%
Percent of Original List Price Received*	103.3%	104.1%	+ 0.8%	102.6%	100.5%	- 2.0%
New Listings	37	27	- 27.0%	78	49	- 37.2%

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

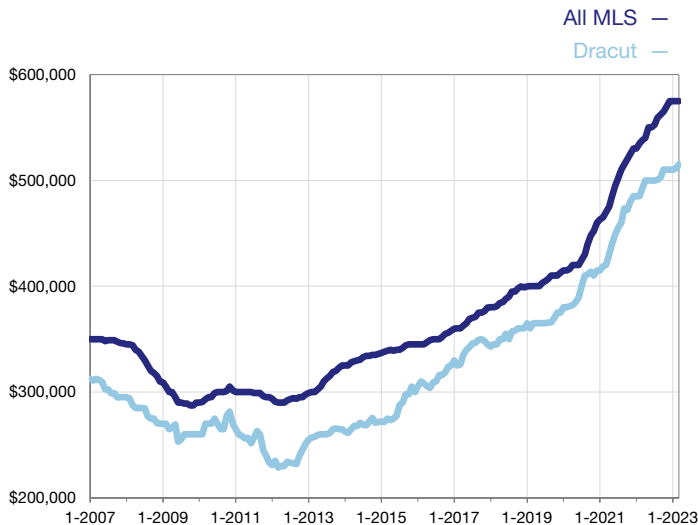
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	30	28	- 6.7%
Closed Sales	10	14	+ 40.0%	25	28	+ 12.0%
Median Sales Price*	\$287,500	\$300,000	+ 4.3%	\$285,000	\$283,000	- 0.7%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	15	+ 15.4%	15	12	- 20.0%
Percent of Original List Price Received*	107.2%	102.7%	- 4.2%	108.7%	105.3%	- 3.1%
New Listings	12	8	- 33.3%	28	31	+ 10.7%

* 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

