

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	24	- 11.1%	90	56	- 37.8%
Closed Sales	22	12	- 45.5%	77	39	- 49.4%
Median Sales Price*	\$577,500	\$467,500	- 19.0%	\$501,000	\$460,000	- 8.2%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	16	26	+ 62.5%	25	26	+ 4.0%
Percent of Original List Price Received*	104.7%	103.3%	- 1.3%	103.2%	101.4%	- 1.7%
New Listings	29	18	- 37.9%	107	67	- 37.4%

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

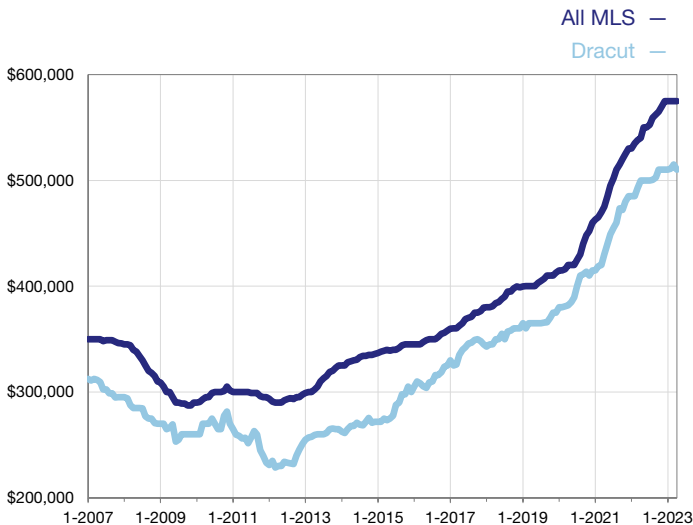
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	36	33	- 8.3%
Closed Sales	9	8	- 11.1%	34	36	+ 5.9%
Median Sales Price*	\$364,000	\$311,000	- 14.6%	\$302,450	\$295,000	- 2.5%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	9	14	+ 55.6%	14	12	- 14.3%
Percent of Original List Price Received*	110.0%	104.5%	- 5.0%	109.0%	105.1%	- 3.6%
New Listings	7	4	- 42.9%	35	35	0.0%

* 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

