

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	19	- 29.6%	117	72	- 38.5%
Closed Sales	29	19	- 34.5%	106	57	- 46.2%
Median Sales Price*	\$515,000	\$555,000	+ 7.8%	\$505,500	\$490,000	- 3.1%
Inventory of Homes for Sale	30	11	- 63.3%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	15	22	+ 46.7%	22	25	+ 13.6%
Percent of Original List Price Received*	106.2%	104.7%	- 1.4%	104.0%	102.2%	- 1.7%
New Listings	33	21	- 36.4%	140	83	- 40.7%

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

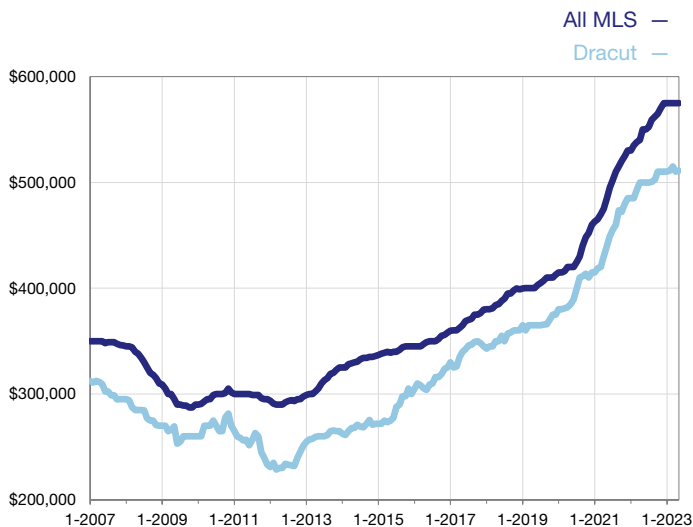
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	46	37	- 19.6%
Closed Sales	9	2	- 77.8%	43	38	- 11.6%
Median Sales Price*	\$300,000	\$282,450	- 5.9%	\$300,000	\$295,000	- 1.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	11	- 21.4%	14	12	- 14.3%
Percent of Original List Price Received*	107.5%	100.8%	- 6.2%	108.7%	104.9%	- 3.5%
New Listings	11	7	- 36.4%	46	42	- 8.7%

* 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

