

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	20	- 25.9%	144	89	- 38.2%
Closed Sales	34	21	- 38.2%	140	78	- 44.3%
Median Sales Price*	\$533,000	\$550,000	+ 3.2%	\$510,000	\$515,000	+ 1.0%
Inventory of Homes for Sale	28	14	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	21	24	+ 14.3%
Percent of Original List Price Received*	105.2%	103.2%	- 1.9%	104.3%	102.5%	- 1.7%
New Listings	28	24	- 14.3%	168	106	- 36.9%

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

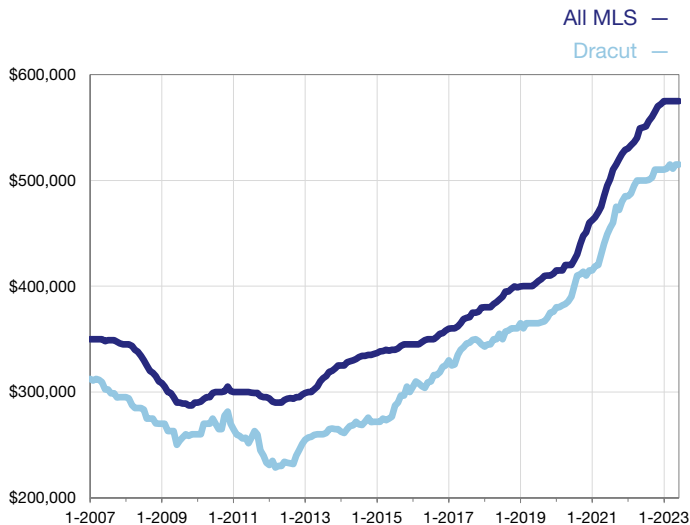
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	57	49	- 14.0%
Closed Sales	12	8	- 33.3%	55	46	- 16.4%
Median Sales Price*	\$376,000	\$358,500	- 4.7%	\$315,000	\$300,000	- 4.8%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	17	15	- 11.8%	15	13	- 13.3%
Percent of Original List Price Received*	107.0%	106.0%	- 0.9%	108.4%	105.1%	- 3.0%
New Listings	14	9	- 35.7%	60	51	- 15.0%

* 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

