

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 27 | 22 | - 18.5% | 171 | 106 | - 38.0% |
| Closed Sales | 17 | 17 | 0.0% | 157 | 96 | - 38.9% |
| Median Sales Price* | \$550,000 | \$565,000 | + 2.7% | \$510,000 | \$522,500 | + 2.5% |
| Inventory of Homes for Sale | 28 | 13 | - 53.6% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.8 | - 27.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 18 | 14 | - 22.2% | 21 | 22 | + 4.8% |
| Percent of Original List Price Received* | 105.3% | 106.0% | + 0.7% | 104.4% | 103.1% | - 1.2% |
| New Listings | 28 | 19 | - 32.1% | 196 | 125 | - 36.2% |

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

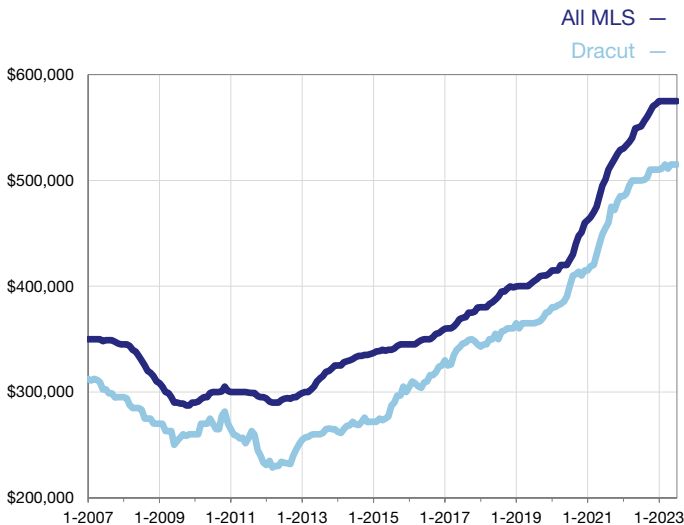
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 9 | 12 | + 33.3% | 66 | 57 | - 13.6% |
| Closed Sales | 8 | 8 | 0.0% | 63 | 54 | - 14.3% |
| Median Sales Price* | \$305,000 | \$374,750 | + 22.9% | \$310,000 | \$312,000 | + 0.6% |
| Inventory of Homes for Sale | 6 | 2 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.3 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 16 | + 6.7% | 15 | 13 | - 13.3% |
| Percent of Original List Price Received* | 108.5% | 105.2% | - 3.0% | 108.4% | 105.1% | - 3.0% |
| New Listings | 8 | 7 | - 12.5% | 68 | 58 | - 14.7% |

* 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

