

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	22	- 18.5%	198	127	- 35.9%
Closed Sales	38	21	- 44.7%	195	117	- 40.0%
Median Sales Price*	\$551,500	\$541,000	- 1.9%	\$515,000	\$530,000	+ 2.9%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	21	23	+ 9.5%
Percent of Original List Price Received*	100.5%	103.8%	+ 3.3%	103.7%	103.2%	- 0.5%
New Listings	22	19	- 13.6%	218	144	- 33.9%

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

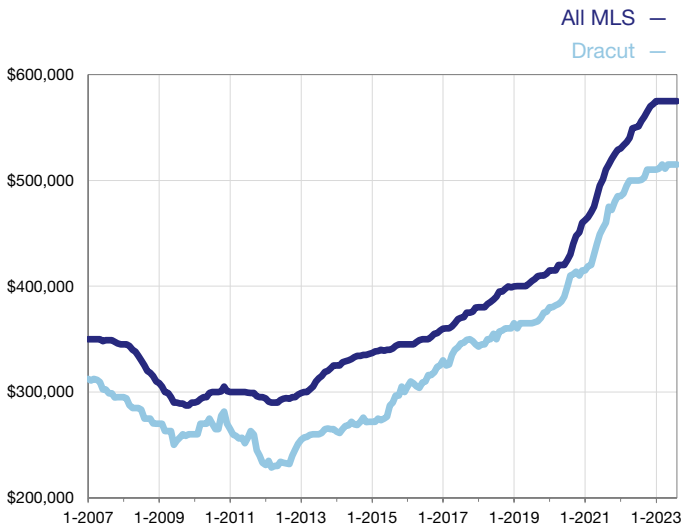
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	73	61	- 16.4%
Closed Sales	12	9	- 25.0%	75	64	- 14.7%
Median Sales Price*	\$297,500	\$300,000	+ 0.8%	\$310,000	\$312,000	+ 0.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	17	32	+ 88.2%	15	16	+ 6.7%
Percent of Original List Price Received*	106.4%	101.7%	- 4.4%	108.1%	104.6%	- 3.2%
New Listings	7	6	- 14.3%	75	64	- 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

