

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	214	137	- 36.0%
Closed Sales	22	15	- 31.8%	217	132	- 39.2%
Median Sales Price*	\$480,500	\$509,000	+ 5.9%	\$510,000	\$525,000	+ 2.9%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	15	- 31.8%	21	22	+ 4.8%
Percent of Original List Price Received*	102.5%	103.0%	+ 0.5%	103.6%	103.2%	- 0.4%
New Listings	23	16	- 30.4%	241	160	- 33.6%

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

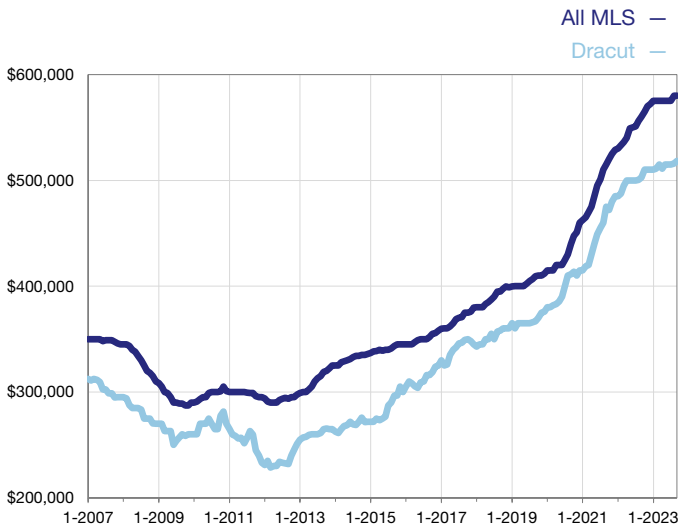
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	84	66	- 21.4%
Closed Sales	7	3	- 57.1%	82	67	- 18.3%
Median Sales Price*	\$322,000	\$285,000	- 11.5%	\$312,500	\$310,000	- 0.8%
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	12	13	+ 8.3%	15	16	+ 6.7%
Percent of Original List Price Received*	108.4%	103.0%	- 5.0%	108.1%	104.5%	- 3.3%
New Listings	13	8	- 38.5%	88	72	- 18.2%

* 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

