

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	21	+ 16.7%	232	155	- 33.2%
Closed Sales	25	14	- 44.0%	242	147	- 39.3%
Median Sales Price*	\$517,000	\$567,500	+ 9.8%	\$514,100	\$530,000	+ 3.1%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	24	14	- 41.7%	22	21	- 4.5%
Percent of Original List Price Received*	99.3%	102.3%	+ 3.0%	103.1%	103.1%	0.0%
New Listings	18	19	+ 5.6%	259	179	- 30.9%

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

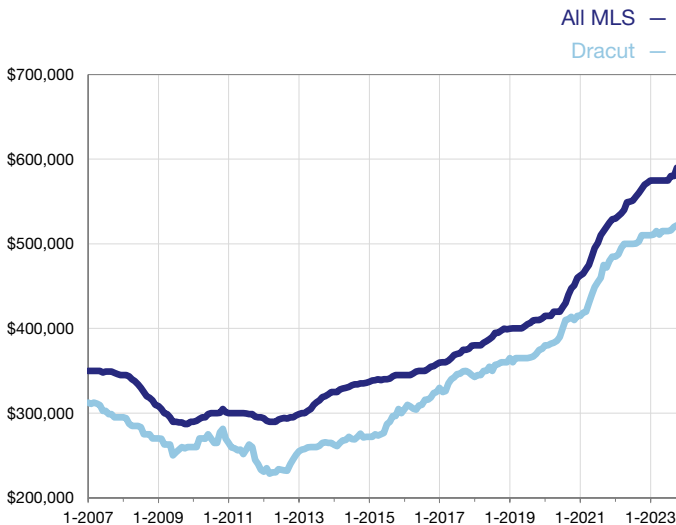
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	14	+ 133.3%	90	78	- 13.3%
Closed Sales	9	10	+ 11.1%	91	77	- 15.4%
Median Sales Price*	\$307,000	\$320,000	+ 4.2%	\$310,000	\$312,000	+ 0.6%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	18	0.0%	15	16	+ 6.7%
Percent of Original List Price Received*	103.9%	105.0%	+ 1.1%	107.7%	104.5%	- 3.0%
New Listings	5	10	+ 100.0%	93	82	- 11.8%

* 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

