

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	13	- 18.8%	248	166	- 33.1%
Closed Sales	12	15	+ 25.0%	254	162	- 36.2%
Median Sales Price*	\$530,000	\$565,000	+ 6.6%	\$514,100	\$531,500	+ 3.4%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	43	24	- 44.2%	23	21	- 8.7%
Percent of Original List Price Received*	106.6%	99.7%	- 6.5%	103.3%	102.8%	- 0.5%
New Listings	19	10	- 47.4%	278	188	- 32.4%

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

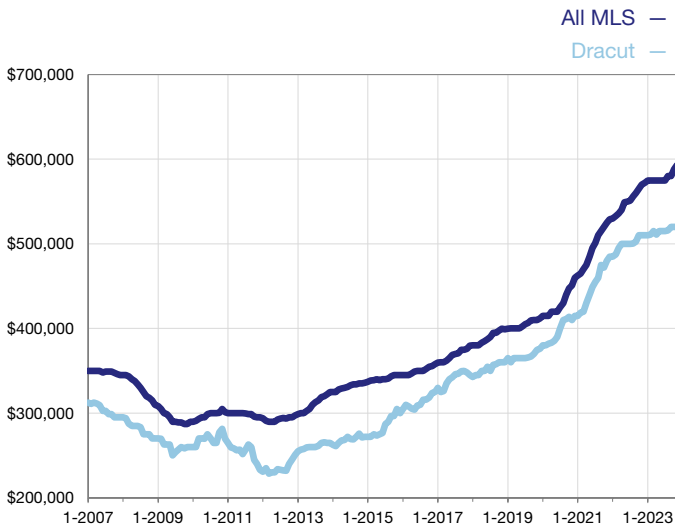
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	100	86	- 14.0%
Closed Sales	8	9	+ 12.5%	99	86	- 13.1%
Median Sales Price*	\$285,500	\$310,000	+ 8.6%	\$310,000	\$311,000	+ 0.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	20	16	- 20.0%	15	16	+ 6.7%
Percent of Original List Price Received*	103.3%	98.8%	- 4.4%	107.3%	103.9%	- 3.2%
New Listings	8	10	+ 25.0%	101	92	- 8.9%

* 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

