

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	7	- 50.0%	262	173	- 34.0%
Closed Sales	23	14	- 39.1%	277	176	- 36.5%
Median Sales Price*	\$470,000	\$587,500	+ 25.0%	\$510,000	\$534,000	+ 4.7%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	27	15	- 44.4%	23	21	- 8.7%
Percent of Original List Price Received*	98.4%	102.7%	+ 4.4%	102.9%	102.8%	- 0.1%
New Listings	7	6	- 14.3%	285	194	- 31.9%

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

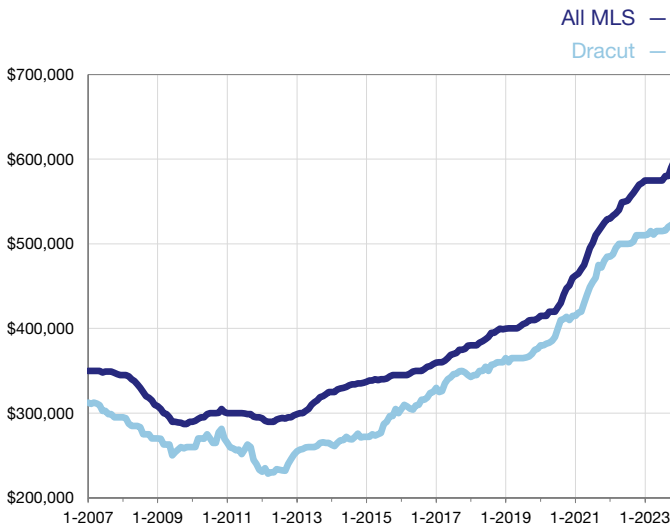
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	105	94	- 10.5%
Closed Sales	7	9	+ 28.6%	106	95	- 10.4%
Median Sales Price*	\$300,000	\$327,000	+ 9.0%	\$306,000	\$312,000	+ 2.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	16	16	0.0%
Percent of Original List Price Received*	102.1%	103.4%	+ 1.3%	107.0%	103.8%	- 3.0%
New Listings	7	6	- 14.3%	108	98	- 9.3%

* 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

