

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

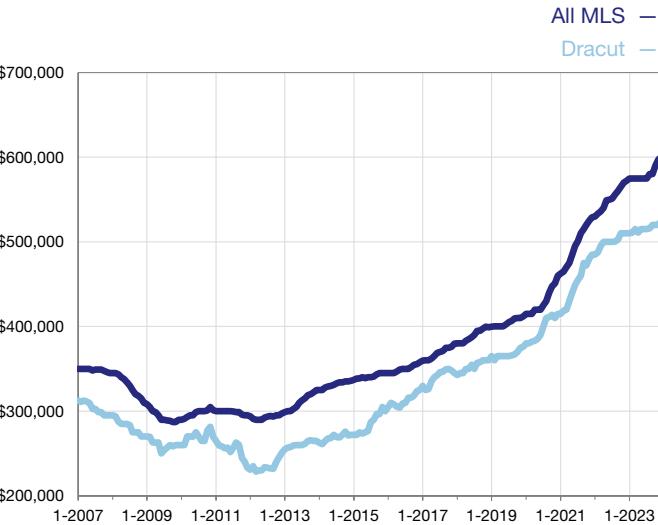
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	17	27	+ 58.8%
Closed Sales	7	9	+ 28.6%	17	21	+ 23.5%
Median Sales Price*	\$450,000	\$510,000	+ 13.3%	\$460,000	\$500,000	+ 8.7%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	43	20	- 53.5%	31	24	- 22.6%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	98.4%	99.9%	+ 1.5%
New Listings	12	10	- 16.7%	20	24	+ 20.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	16	8	- 50.0%
Closed Sales	9	5	- 44.4%	14	11	- 21.4%
Median Sales Price*	\$230,000	\$335,000	+ 45.7%	\$255,000	\$350,000	+ 37.3%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	10	29	+ 190.0%	9	18	+ 100.0%
Percent of Original List Price Received*	111.5%	98.4%	- 11.7%	107.9%	100.5%	- 6.9%
New Listings	13	7	- 46.2%	23	10	- 56.5%

\* 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

