

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

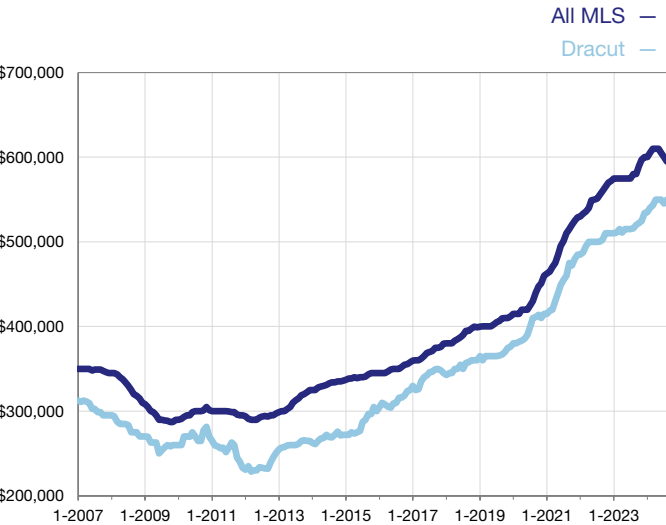
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	23	+ 9.5%	126	135	+ 7.1%
Closed Sales	21	21	0.0%	117	114	- 2.6%
Median Sales Price*	\$541,000	\$610,000	+ 12.8%	\$530,000	\$586,000	+ 10.6%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	26	16	- 38.5%	23	20	- 13.0%
Percent of Original List Price Received*	103.8%	103.0%	- 0.8%	103.2%	102.3%	- 0.9%
New Listings	19	21	+ 10.5%	144	149	+ 3.5%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	9	+ 800.0%	58	69	+ 19.0%
Closed Sales	9	12	+ 33.3%	64	67	+ 4.7%
Median Sales Price*	\$300,000	\$339,000	+ 13.0%	\$312,000	\$340,000	+ 9.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	32	23	- 28.1%	16	17	+ 6.3%
Percent of Original List Price Received*	101.7%	101.9%	+ 0.2%	104.4%	103.7%	- 0.7%
New Listings	6	6	0.0%	64	81	+ 26.6%

\* 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

