

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

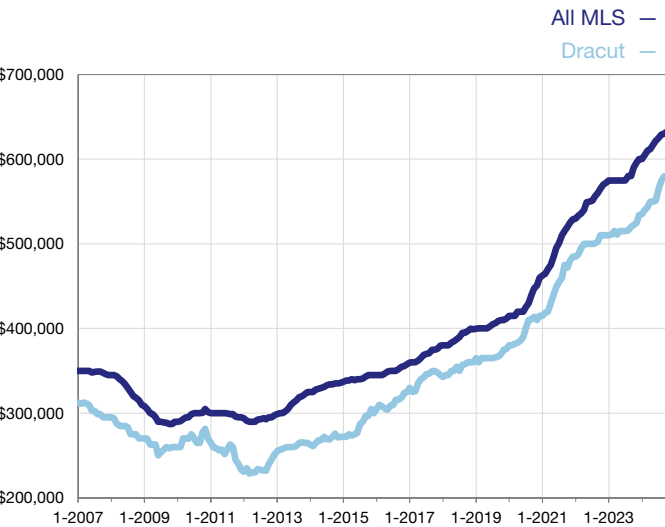
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	29	+ 52.6%	153	180	+ 17.6%
Closed Sales	14	18	+ 28.6%	147	157	+ 6.8%
Median Sales Price*	\$567,500	\$597,750	+ 5.3%	\$530,000	\$585,000	+ 10.4%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	21	20	- 4.8%
Percent of Original List Price Received*	102.3%	100.2%	- 2.1%	103.1%	102.0%	- 1.1%
New Listings	19	31	+ 63.2%	178	203	+ 14.0%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	11	- 15.4%	77	87	+ 13.0%
Closed Sales	10	8	- 20.0%	77	83	+ 7.8%
Median Sales Price*	\$320,000	\$376,250	+ 17.6%	\$312,000	\$345,000	+ 10.6%
Inventory of Homes for Sale	6	17	+ 183.3%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	16	18	+ 12.5%
Percent of Original List Price Received*	105.0%	102.1%	- 2.8%	104.5%	103.1%	- 1.3%
New Listings	10	18	+ 80.0%	82	109	+ 32.9%

* 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

