

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

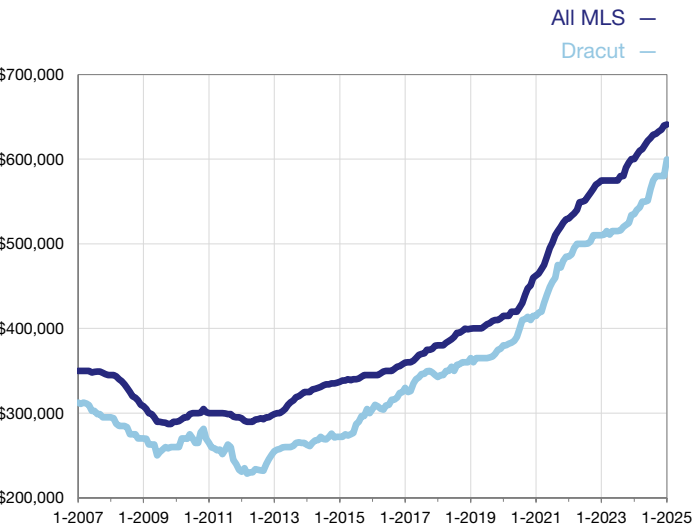
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	19	14	- 26.3%	19	14	- 26.3%
Closed Sales	12	15	+ 25.0%	12	15	+ 25.0%
Median Sales Price*	\$499,950	\$669,000	+ 33.8%	\$499,950	\$669,000	+ 33.8%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	27	46	+ 70.4%	27	46	+ 70.4%
Percent of Original List Price Received*	99.9%	98.9%	- 1.0%	99.9%	98.9%	- 1.0%
New Listings	14	10	- 28.6%	14	10	- 28.6%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Median Sales Price*	\$392,500	\$327,400	- 16.6%	\$392,500	\$327,400	- 16.6%
Inventory of Homes for Sale	3	15	+ 400.0%	--	--	--
Months Supply of Inventory	1.1	2.9	+ 163.6%	--	--	--
Cumulative Days on Market Until Sale	9	37	+ 311.1%	9	37	+ 311.1%
Percent of Original List Price Received*	102.2%	98.2%	- 3.9%	102.2%	98.2%	- 3.9%
New Listings	3	10	+ 233.3%	3	10	+ 233.3%

* 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

