

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

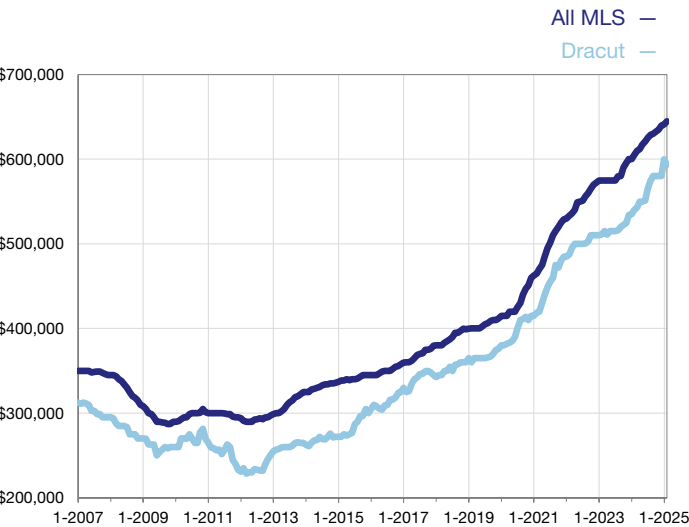
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	17	+ 112.5%	27	29	+ 7.4%
Closed Sales	9	10	+ 11.1%	21	25	+ 19.0%
Median Sales Price*	\$510,000	\$560,000	+ 9.8%	\$500,000	\$600,000	+ 20.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.3	0.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	37	+ 85.0%	24	43	+ 79.2%
Percent of Original List Price Received*	100.0%	103.0%	+ 3.0%	99.9%	100.5%	+ 0.6%
New Listings	9	11	+ 22.2%	23	21	- 8.7%

\* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	11	+ 266.7%	7	19	+ 171.4%
Closed Sales	5	10	+ 100.0%	11	16	+ 45.5%
Median Sales Price*	\$335,000	\$276,500	- 17.5%	\$350,000	\$310,000	- 11.4%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	29	58	+ 100.0%	18	48	+ 166.7%
Percent of Original List Price Received*	98.4%	98.4%	0.0%	100.5%	98.5%	- 2.0%
New Listings	7	8	+ 14.3%	10	18	+ 80.0%

\* 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

