

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	15	+ 15.4%	200	197	- 1.5%
Closed Sales	16	18	+ 12.5%	196	194	- 1.0%
Median Sales Price*	\$589,000	\$555,450	- 5.7%	\$580,000	\$589,500	+ 1.6%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	30	+ 50.0%	21	27	+ 28.6%
Percent of Original List Price Received*	100.2%	100.7%	+ 0.5%	101.7%	100.9%	- 0.8%
New Listings	6	9	+ 50.0%	219	222	+ 1.4%

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

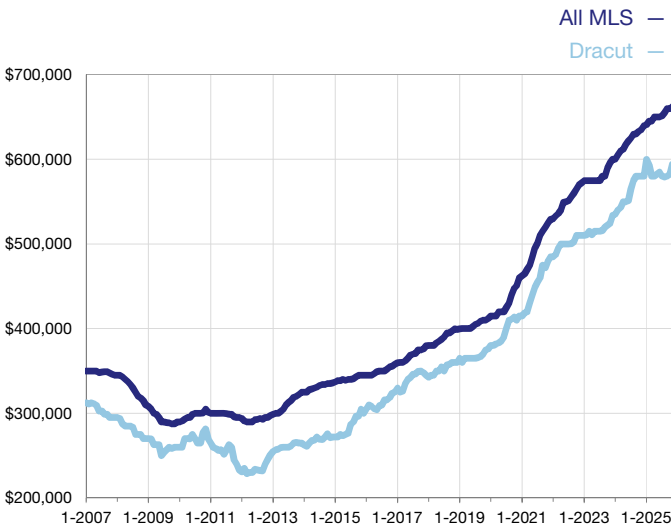
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	7	- 22.2%	102	120	+ 17.6%
Closed Sales	9	12	+ 33.3%	100	120	+ 20.0%
Median Sales Price*	\$325,000	\$345,000	+ 6.2%	\$340,000	\$342,500	+ 0.7%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	17	28	+ 64.7%	17	38	+ 123.5%
Percent of Original List Price Received*	100.8%	98.4%	- 2.4%	102.7%	99.7%	- 2.9%
New Listings	4	8	+ 100.0%	125	127	+ 1.6%

\* 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

