

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dracut

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	<b>24</b>	+ 71.4%	55	<b>63</b>	+ 14.5%
Closed Sales	12	<b>14</b>	+ 16.7%	50	<b>56</b>	+ 12.0%
Median Sales Price*	\$597,500	<b>\$657,500</b>	+ 10.0%	\$572,500	<b>\$585,000</b>	+ 2.2%
Inventory of Homes for Sale	20	<b>15</b>	- 25.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.9</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	10	<b>34</b>	+ 240.0%	34	<b>34</b>	0.0%
Percent of Original List Price Received*	105.3%	<b>101.4%</b>	- 3.7%	101.6%	<b>100.4%</b>	- 1.2%
New Listings	25	<b>22</b>	- 12.0%	63	<b>68</b>	+ 7.9%

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

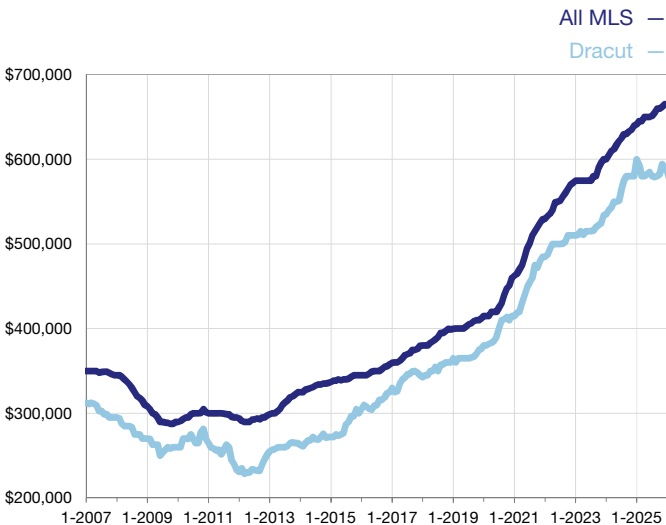
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	<b>16</b>	+ 23.1%	40	<b>44</b>	+ 10.0%
Closed Sales	6	<b>17</b>	+ 183.3%	35	<b>35</b>	0.0%
Median Sales Price*	\$357,500	<b>\$435,000</b>	+ 21.7%	\$315,000	<b>\$410,000</b>	+ 30.2%
Inventory of Homes for Sale	8	<b>10</b>	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	<b>1.0</b>	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	19	<b>54</b>	+ 184.2%	41	<b>58</b>	+ 41.5%
Percent of Original List Price Received*	104.5%	<b>96.3%</b>	- 7.8%	99.5%	<b>97.6%</b>	- 1.9%
New Listings	9	<b>13</b>	+ 44.4%	37	<b>42</b>	+ 13.5%

\* 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

