

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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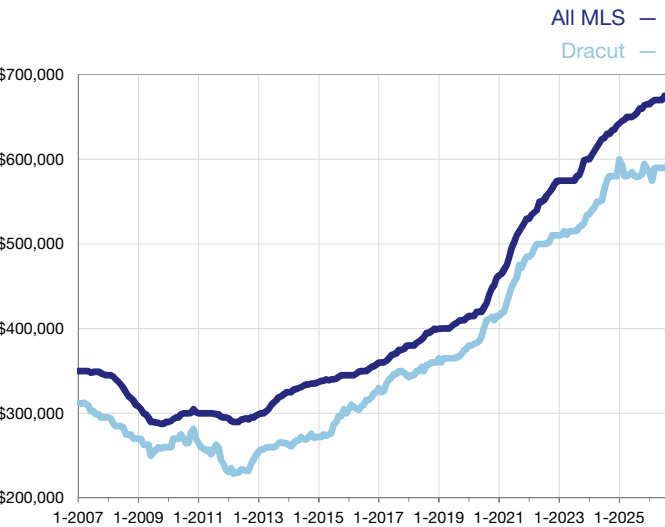
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	26	+ 62.5%	126	149	+ 18.3%
Closed Sales	16	17	+ 6.3%	124	135	+ 8.9%
Median Sales Price*	\$594,000	\$599,900	+ 1.0%	\$587,000	\$599,900	+ 2.2%
Inventory of Homes for Sale	32	30	- 6.3%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	25	28	+ 12.0%
Percent of Original List Price Received*	100.9%	98.9%	- 2.0%	101.4%	100.9%	- 0.5%
New Listings	22	25	+ 13.6%	151	179	+ 18.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	81	73	- 9.9%
Closed Sales	10	6	- 40.0%	78	67	- 14.1%
Median Sales Price*	\$355,000	\$352,400	- 0.7%	\$326,200	\$392,000	+ 20.2%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	62	32	- 48.4%	38	48	+ 26.3%
Percent of Original List Price Received*	99.3%	100.1%	+ 0.8%	100.0%	98.4%	- 1.6%
New Listings	8	13	+ 62.5%	84	87	+ 3.6%

* 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

