

Dracut 01826

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

\$568K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

322

SALES (12 MO)

\$556K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



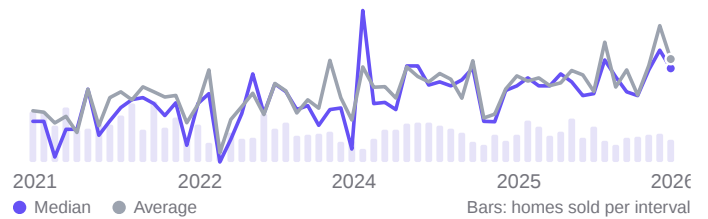
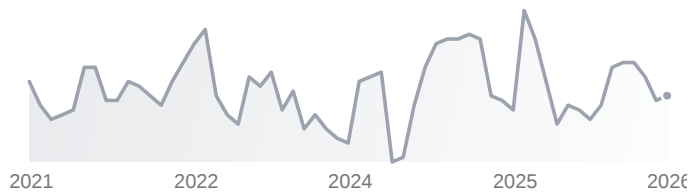
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$554K · Average \$577K

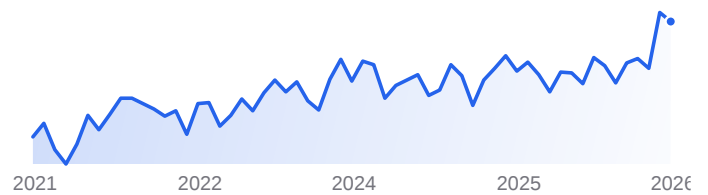
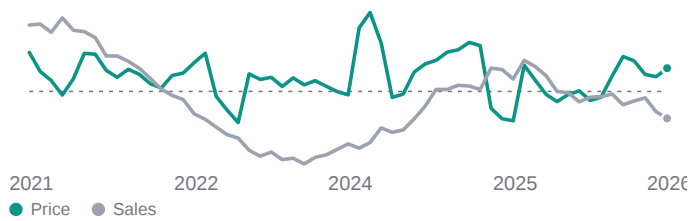


Growth (year over year)

Price +9.9% · Sales -11.5%

Price per square foot

\$398/ft²

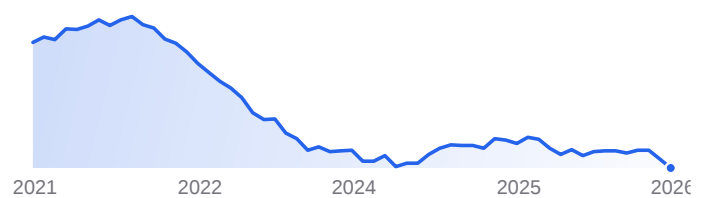
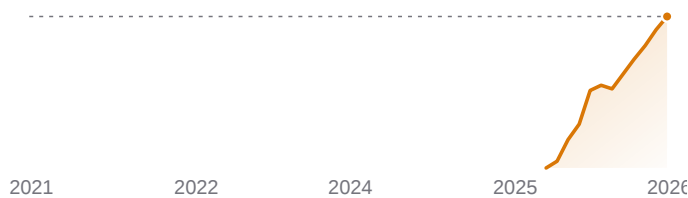


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

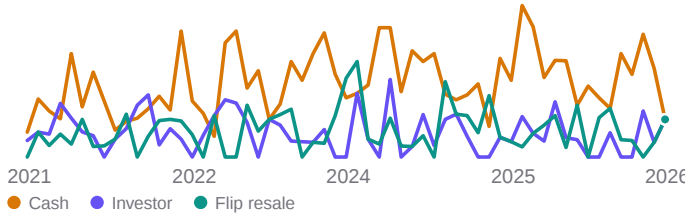
3.1%



BUYERS & OUTCOMES

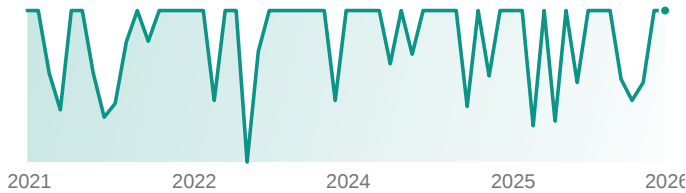
Buyer mix

Cash 9.1% · Investor 9.1% · Flip resale 9.1%



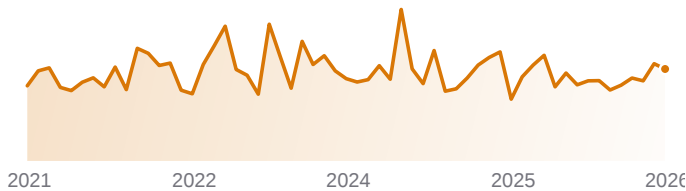
Sellers who sold at a gain

100%

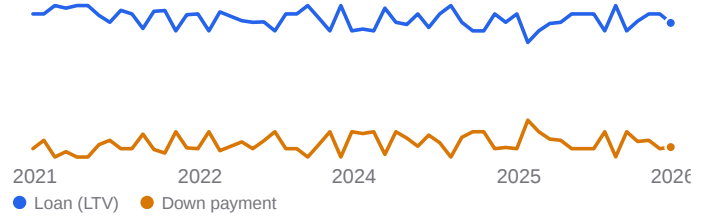


Median annualized return at resale

+5.9%

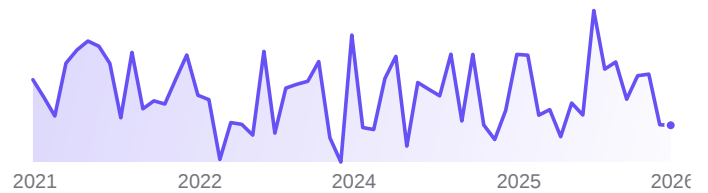


Financing (share of purchase price) Loan (LTV) 85% · Down payment 11%



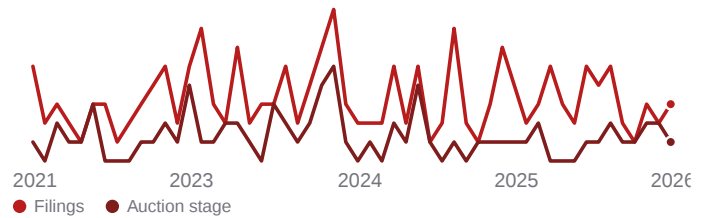
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	10,438
Median value (AVM)	\$556K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1977
Single family	76%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.6%
Owner occupied	88%
Company owned	12%
Median loan-to-value	44%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	33,048
Density	1,548 / mi ²
Median household income	\$101K
Average household income	\$125K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	82
Homes occupied	98%
Bachelor's or higher	26%
Poverty rate	6.4%
Unemployment	1.2%
Average temp	48°F
Annual precip	45 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.