

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	9	+ 50.0%	159	143	- 10.1%
Closed Sales	14	8	- 42.9%	167	140	- 16.2%
Median Sales Price*	\$328,500	\$387,450	+ 17.9%	\$400,000	\$449,500	+ 12.4%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	27	- 22.9%	29	27	- 6.9%
Percent of Original List Price Received*	96.4%	93.5%	- 3.0%	101.8%	100.3%	- 1.5%
New Listings	6	3	- 50.0%	187	171	- 8.6%

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

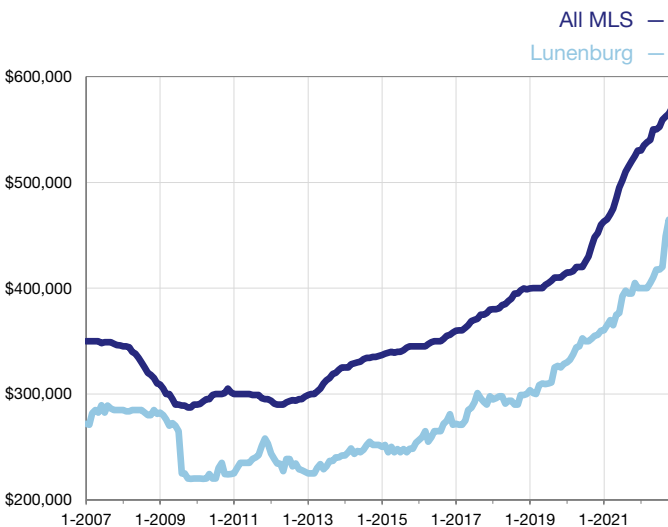
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	8	9	+ 12.5%
Closed Sales	2	1	- 50.0%	8	9	+ 12.5%
Median Sales Price*	\$325,000	\$550,000	+ 69.2%	\$352,450	\$499,000	+ 41.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	28	55	+ 96.4%	28	35	+ 25.0%
Percent of Original List Price Received*	100.0%	91.7%	- 8.3%	101.3%	96.6%	- 4.6%
New Listings	0	0	--	7	10	+ 42.9%

* 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

