

# Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lynnfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	16	+ 6.7%	133	121	- 9.0%
Closed Sales	13	15	+ 15.4%	119	103	- 13.4%
Median Sales Price*	\$640,000	<b>\$750,000</b>	+ 17.2%	\$667,500	<b>\$750,000</b>	+ 12.4%
Inventory of Homes for Sale	25	14	- 44.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	38	26	- 31.6%	42	39	- 7.1%
Percent of Original List Price Received*	97.5%	<b>102.4%</b>	+ 5.0%	97.3%	<b>101.0%</b>	+ 3.8%
New Listings	19	19	0.0%	163	139	- 14.7%

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

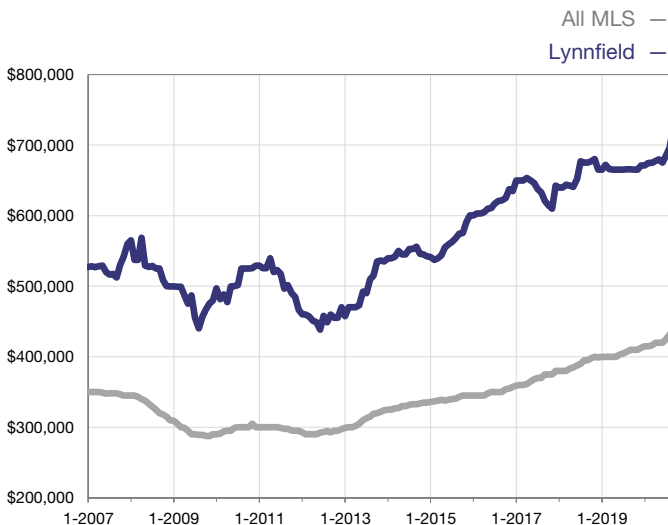
### Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	3	0.0%	24	18	- 25.0%
Closed Sales	5	2	- 60.0%	22	13	- 40.9%
Median Sales Price*	\$510,000	<b>\$439,500</b>	- 13.8%	\$489,000	<b>\$469,000</b>	- 4.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	37	16	- 56.8%	56	26	- 53.6%
Percent of Original List Price Received*	98.3%	<b>101.3%</b>	+ 3.1%	97.9%	<b>99.1%</b>	+ 1.2%
New Listings	2	3	+ 50.0%	27	22	- 18.5%

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

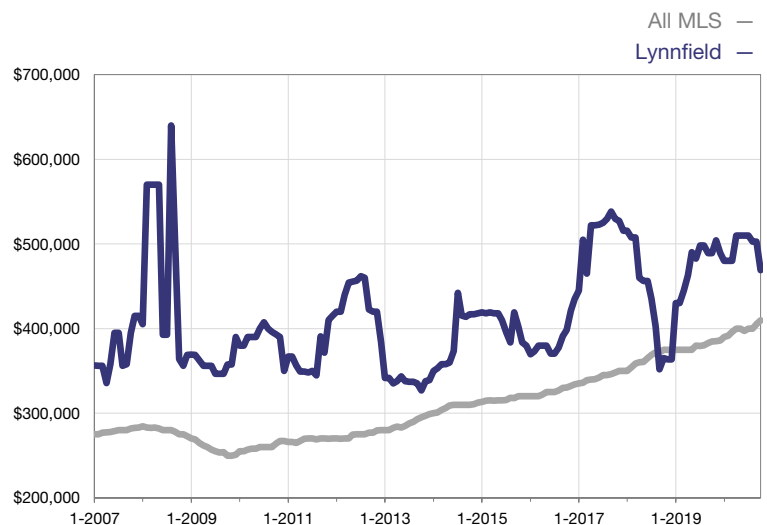
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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