

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	14	+ 27.3%	49	44	- 10.2%
Closed Sales	17	5	- 70.6%	41	35	- 14.6%
Median Sales Price*	\$370,000	\$346,300	- 6.4%	\$360,500	\$413,000	+ 14.6%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	72	20	- 72.2%	96	36	- 62.5%
Percent of Original List Price Received*	97.7%	108.7%	+ 11.3%	95.1%	103.3%	+ 8.6%
New Listings	15	18	+ 20.0%	52	48	- 7.7%

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

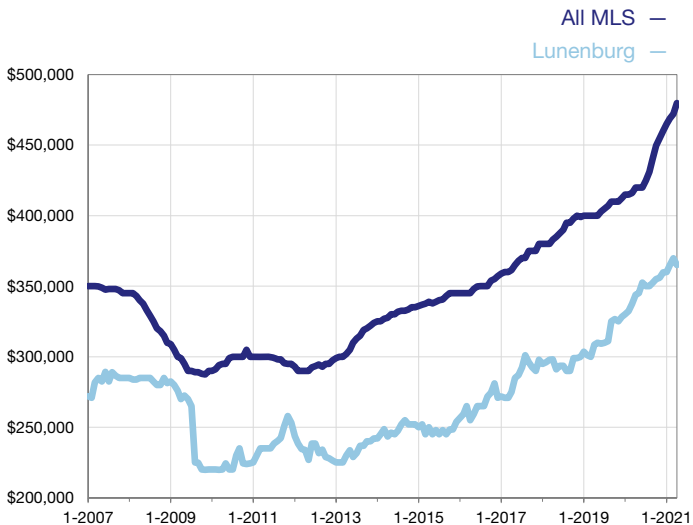
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$350,000	\$0	- 100.0%	\$350,000	\$359,900	+ 2.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	0	- 100.0%	27	85	+ 214.8%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	99.8%	96.0%	- 3.8%
New Listings	2	1	- 50.0%	4	1	- 75.0%

* 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

