

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	29	50	+ 72.4%	127	161	+ 26.8%
Closed Sales	20	42	+ 110.0%	122	140	+ 14.8%
Median Sales Price*	\$419,000	\$460,000	+ 9.8%	\$403,000	\$450,000	+ 11.7%
Inventory of Homes for Sale	49	25	- 49.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	38	25	- 34.2%
Percent of Original List Price Received*	100.8%	106.1%	+ 5.3%	99.6%	104.1%	+ 4.5%
New Listings	33	57	+ 72.7%	153	173	+ 13.1%

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

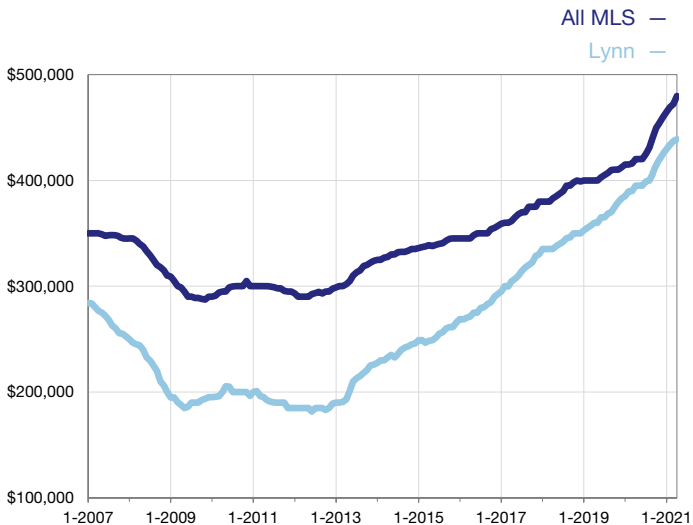
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	26	+ 225.0%	43	72	+ 67.4%
Closed Sales	9	17	+ 88.9%	50	60	+ 20.0%
Median Sales Price*	\$234,500	\$282,500	+ 20.5%	\$255,500	\$284,950	+ 11.5%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	73	38	- 47.9%	77	42	- 45.5%
Percent of Original List Price Received*	102.8%	98.4%	- 4.3%	98.2%	98.3%	+ 0.1%
New Listings	12	20	+ 66.7%	62	81	+ 30.6%

* 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

