

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	41	65	+ 58.5%	168	222	+ 32.1%
Closed Sales	32	39	+ 21.9%	154	181	+ 17.5%
Median Sales Price*	\$389,000	\$475,000	+ 22.1%	\$400,000	\$455,000	+ 13.8%
Inventory of Homes for Sale	52	16	- 69.2%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	38	20	- 47.4%	38	24	- 36.8%
Percent of Original List Price Received*	99.0%	106.7%	+ 7.8%	99.5%	104.7%	+ 5.2%
New Listings	50	57	+ 14.0%	203	230	+ 13.3%

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

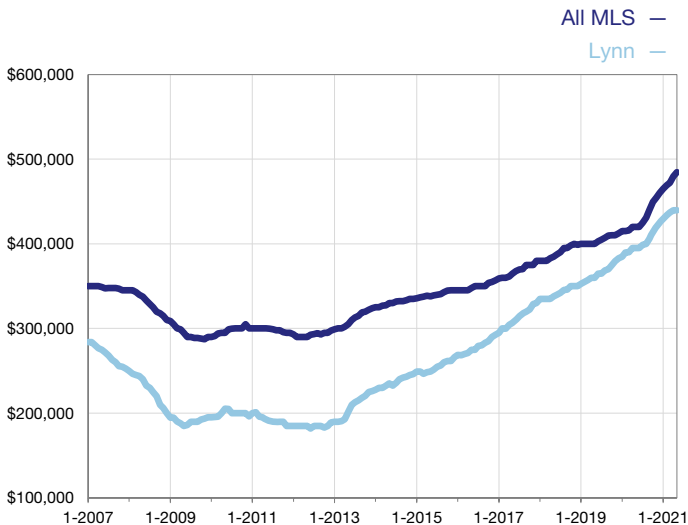
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	16	0.0%	59	86	+ 45.8%
Closed Sales	13	17	+ 30.8%	63	77	+ 22.2%
Median Sales Price*	\$301,000	\$291,000	- 3.3%	\$260,000	\$285,000	+ 9.6%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	42	63	+ 50.0%	69	46	- 33.3%
Percent of Original List Price Received*	98.3%	98.8%	+ 0.5%	98.2%	98.4%	+ 0.2%
New Listings	21	18	- 14.3%	83	99	+ 19.3%

* 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

