

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	18	+ 50.0%	41	48	+ 17.1%
Closed Sales	5	7	+ 40.0%	29	34	+ 17.2%
Median Sales Price*	\$670,000	\$861,000	+ 28.5%	\$690,000	\$857,000	+ 24.2%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	17	- 71.7%	69	23	- 66.7%
Percent of Original List Price Received*	97.1%	104.3%	+ 7.4%	96.3%	102.9%	+ 6.9%
New Listings	11	18	+ 63.6%	42	48	+ 14.3%

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

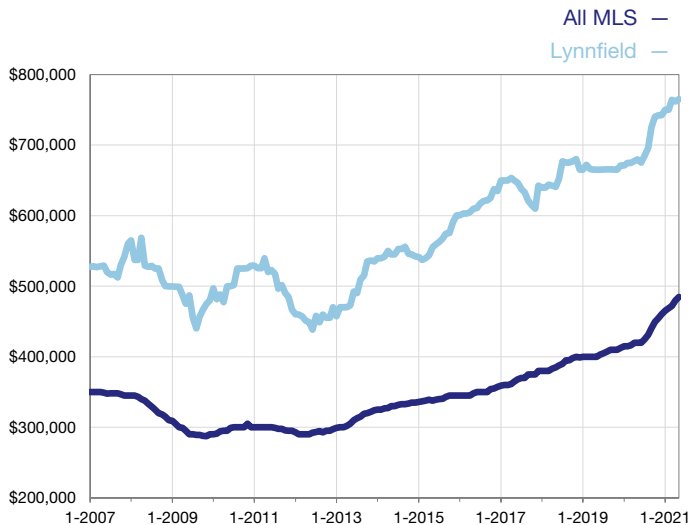
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	0	1	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$550,000	--	\$640,000	\$592,500	- 7.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	0	6	--	17	31	+ 82.4%
Percent of Original List Price Received*	0.0%	110.0%	--	100.1%	103.1%	+ 3.0%
New Listings	3	1	- 66.7%	10	7	- 30.0%

* 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

