

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	13	5	- 61.5%
Closed Sales	2	2	0.0%	8	5	- 37.5%
Median Sales Price*	\$865,000	\$1,647,500	+ 90.5%	\$910,000	\$1,300,000	+ 42.9%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	7	54	+ 671.4%	20	31	+ 55.0%
Percent of Original List Price Received*	119.7%	95.0%	- 20.6%	106.8%	102.4%	- 4.1%
New Listings	6	7	+ 16.7%	11	13	+ 18.2%

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

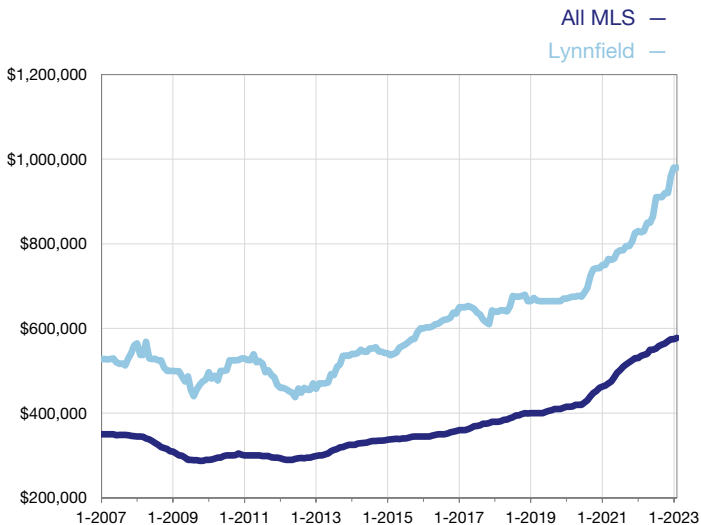
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$1,400,000	\$375,000	- 73.2%	\$1,350,000	\$462,000	- 65.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	12	16	+ 33.3%	10	45	+ 350.0%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	102.0%	96.7%	- 5.2%
New Listings	1	0	- 100.0%	1	1	0.0%

* 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

