

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	37	28	- 24.3%	119	91	- 23.5%
Closed Sales	26	22	- 15.4%	118	91	- 22.9%
Median Sales Price*	\$530,000	\$530,000	0.0%	\$510,050	\$530,000	+ 3.9%
Inventory of Homes for Sale	54	22	- 59.3%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	16	32	+ 100.0%	28	35	+ 25.0%
Percent of Original List Price Received*	107.6%	101.4%	- 5.8%	104.4%	99.9%	- 4.3%
New Listings	54	26	- 51.9%	160	103	- 35.6%

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

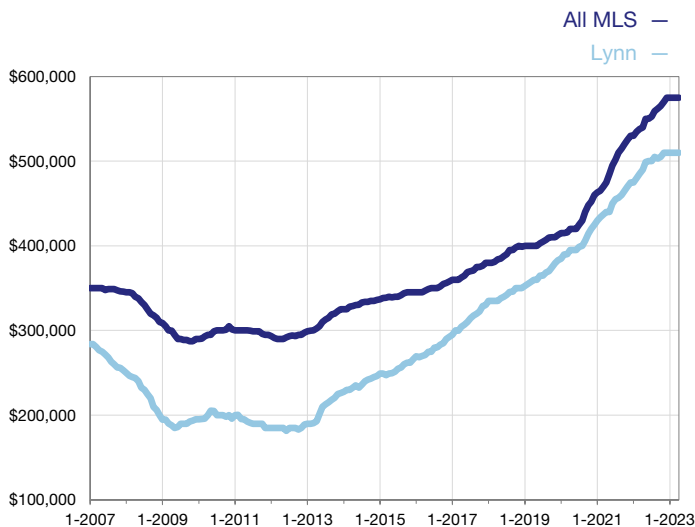
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	9	- 52.6%	71	39	- 45.1%
Closed Sales	24	9	- 62.5%	73	36	- 50.7%
Median Sales Price*	\$451,500	\$335,000	- 25.8%	\$375,000	\$337,500	- 10.0%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	55	50	- 9.1%	55	35	- 36.4%
Percent of Original List Price Received*	103.0%	100.4%	- 2.5%	100.5%	100.0%	- 0.5%
New Listings	18	11	- 38.9%	63	47	- 25.4%

* 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

