

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	28	22	- 21.4%
Closed Sales	8	9	+ 12.5%	23	18	- 21.7%
Median Sales Price*	\$1,350,500	\$913,000	- 32.4%	\$1,030,000	\$917,000	- 11.0%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	8	33	+ 312.5%	22	28	+ 27.3%
Percent of Original List Price Received*	115.0%	102.5%	- 10.9%	107.8%	102.4%	- 5.0%
New Listings	16	4	- 75.0%	40	33	- 17.5%

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

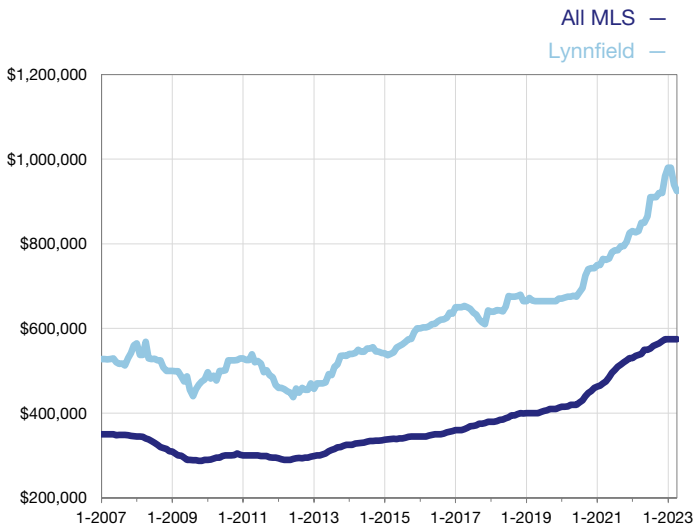
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	4	6	+ 50.0%
Closed Sales	2	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$815,000	\$0	- 100.0%	\$1,190,000	\$462,000	- 61.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	15	45	+ 200.0%
Percent of Original List Price Received*	112.3%	0.0%	- 100.0%	107.2%	96.7%	- 9.8%
New Listings	2	3	+ 50.0%	5	6	+ 20.0%

* 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

