

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	22	+ 120.0%	47	52	+ 10.6%
Closed Sales	12	11	- 8.3%	44	38	- 13.6%
Median Sales Price*	\$562,500	\$650,000	+ 15.6%	\$479,000	\$507,500	+ 5.9%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	18	- 47.1%	30	46	+ 53.3%
Percent of Original List Price Received*	103.3%	104.8%	+ 1.5%	101.1%	97.8%	- 3.3%
New Listings	15	17	+ 13.3%	65	64	- 1.5%

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

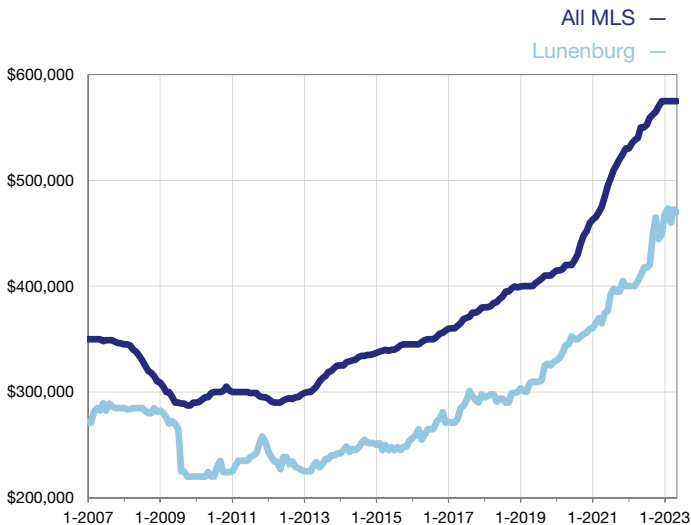
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	2	3	+ 50.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$445,000	--	\$0	\$567,500	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	0	13	--	0	12	--
Percent of Original List Price Received*	0.0%	98.9%	--	0.0%	99.4%	--
New Listings	0	2	--	3	5	+ 66.7%

* 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

