

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	50	35	- 30.0%	169	120	- 29.0%
Closed Sales	42	24	- 42.9%	160	115	- 28.1%
Median Sales Price*	\$520,000	\$545,000	+ 4.8%	\$515,000	\$530,000	+ 2.9%
Inventory of Homes for Sale	54	23	- 57.4%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	18	25	+ 38.9%	26	33	+ 26.9%
Percent of Original List Price Received*	107.6%	104.2%	- 3.2%	105.2%	100.8%	- 4.2%
New Listings	56	36	- 35.7%	212	136	- 35.8%

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

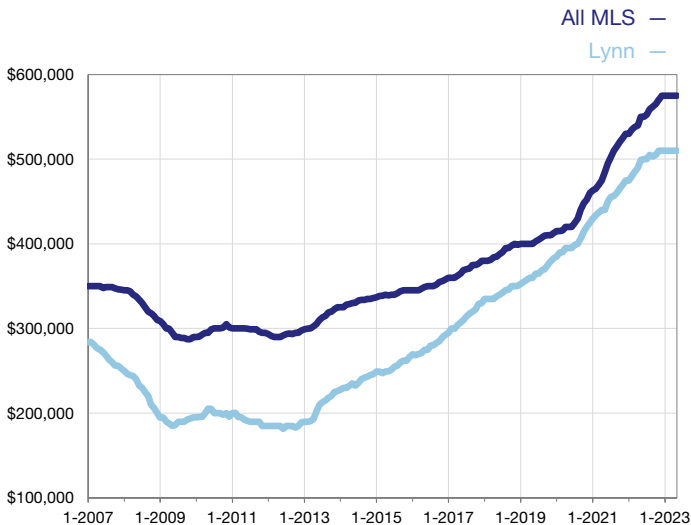
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	22	+ 22.2%	89	58	- 34.8%
Closed Sales	18	8	- 55.6%	91	44	- 51.6%
Median Sales Price*	\$315,250	\$320,000	+ 1.5%	\$350,000	\$335,000	- 4.3%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	36	14	- 61.1%	51	31	- 39.2%
Percent of Original List Price Received*	105.1%	103.4%	- 1.6%	101.4%	100.6%	- 0.8%
New Listings	15	19	+ 26.7%	76	62	- 18.4%

* 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

