

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lunenburg

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	17	+ 6.3%	63	66	+ 4.8%
Closed Sales	10	15	+ 50.0%	54	53	- 1.9%
Median Sales Price*	\$560,500	\$500,000	- 10.8%	\$492,500	\$500,000	+ 1.5%
Inventory of Homes for Sale	28	18	- 35.7%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	19	65	+ 242.1%	28	51	+ 82.1%
Percent of Original List Price Received*	102.9%	98.6%	- 4.2%	101.5%	98.0%	- 3.4%
New Listings	21	18	- 14.3%	86	82	- 4.7%

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

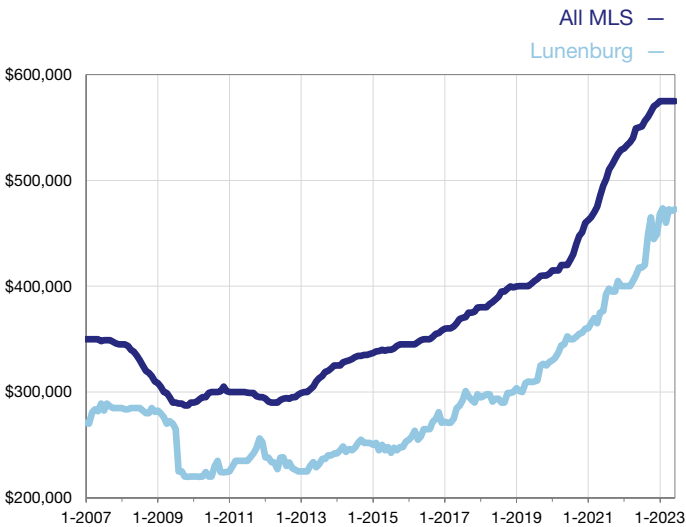
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	4	6	+ 50.0%
Closed Sales	3	2	- 33.3%	3	4	+ 33.3%
Median Sales Price*	\$499,000	\$336,250	- 32.6%	\$499,000	\$436,250	- 12.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	26	13	- 50.0%	26	13	- 50.0%
Percent of Original List Price Received*	97.2%	110.1%	+ 13.3%	97.2%	104.8%	+ 7.8%
New Listings	2	2	0.0%	5	7	+ 40.0%

\* 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

