

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	15	0.0%	61	45	- 26.2%
Closed Sales	12	8	- 33.3%	45	33	- 26.7%
Median Sales Price*	\$1,090,000	\$1,080,000	- 0.9%	\$1,195,000	\$921,000	- 22.9%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 34.8%	20	32	+ 60.0%
Percent of Original List Price Received*	106.4%	102.6%	- 3.6%	108.0%	103.0%	- 4.6%
New Listings	17	18	+ 5.9%	73	63	- 13.7%

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

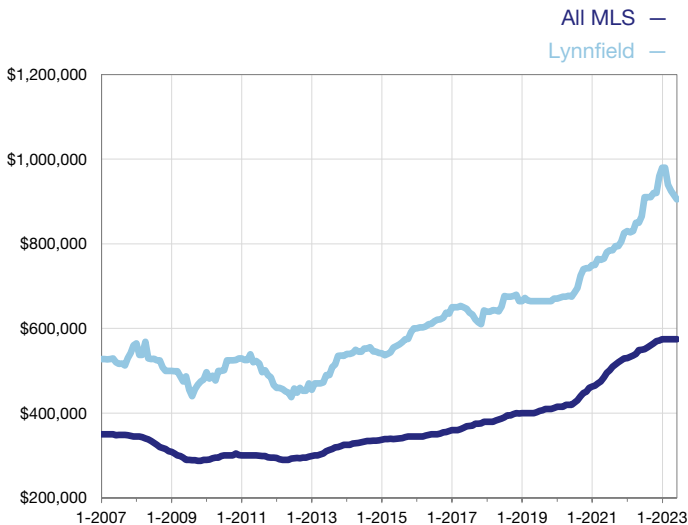
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	9	8	- 11.1%
Closed Sales	3	1	- 66.7%	9	9	0.0%
Median Sales Price*	\$640,000	\$615,750	- 3.8%	\$701,000	\$615,750	- 12.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	17	15	- 11.8%	15	21	+ 40.0%
Percent of Original List Price Received*	110.1%	106.3%	- 3.5%	107.5%	103.5%	- 3.7%
New Listings	1	1	0.0%	9	9	0.0%

* 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

