

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lunenburg

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	17	- 19.0%	84	80	- 4.8%
Closed Sales	17	12	- 29.4%	71	65	- 8.5%
Median Sales Price*	\$424,000	<b>\$609,950</b>	+ 43.9%	\$478,000	<b>\$535,000</b>	+ 11.9%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	27	46	+ 70.4%
Percent of Original List Price Received*	102.7%	<b>99.2%</b>	- 3.4%	101.8%	<b>98.3%</b>	- 3.4%
New Listings	20	17	- 15.0%	106	98	- 7.5%

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

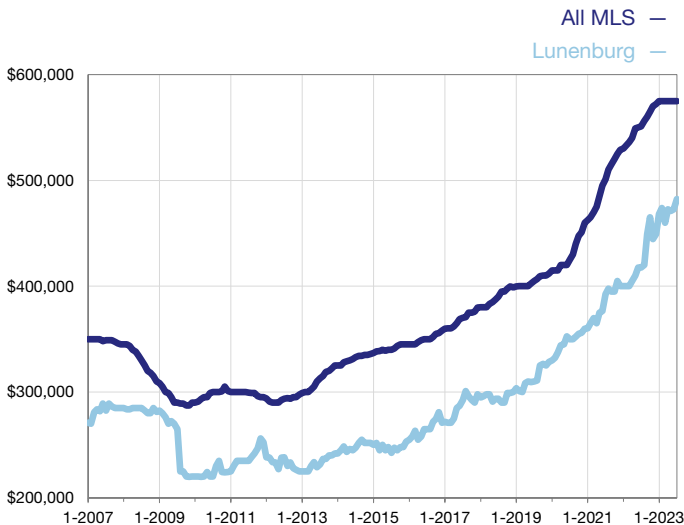
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	6	7	+ 16.7%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$395,000	<b>\$380,000</b>	- 3.8%	\$447,000	<b>\$427,500</b>	- 4.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	84	75	- 10.7%	41	25	- 39.0%
Percent of Original List Price Received*	91.9%	<b>100.0%</b>	+ 8.8%	95.9%	<b>103.8%</b>	+ 8.2%
New Listings	2	0	- 100.0%	7	7	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

