

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	41	+ 20.6%	253	182	- 28.1%
Closed Sales	40	19	- 52.5%	260	168	- 35.4%
Median Sales Price*	\$540,000	\$565,000	+ 4.6%	\$520,000	\$540,000	+ 3.8%
Inventory of Homes for Sale	60	29	- 51.7%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	23	29	+ 26.1%
Percent of Original List Price Received*	104.4%	105.4%	+ 1.0%	105.6%	102.6%	- 2.8%
New Listings	48	42	- 12.5%	310	208	- 32.9%

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

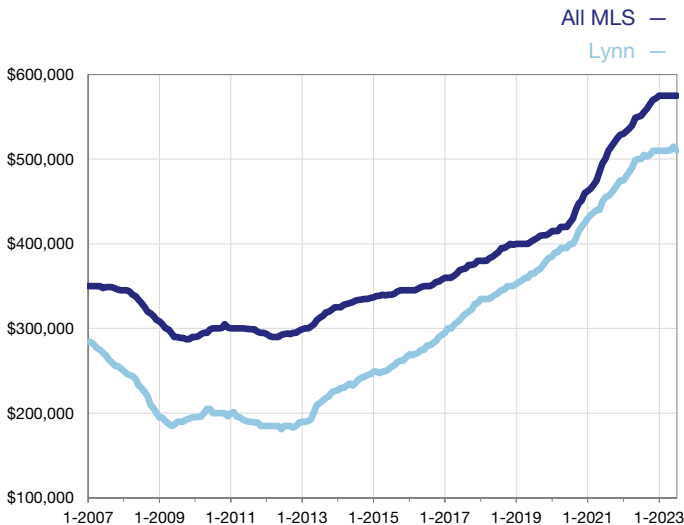
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	14	0.0%	114	80	- 29.8%
Closed Sales	13	8	- 38.5%	123	68	- 44.7%
Median Sales Price*	\$310,000	\$285,500	- 7.9%	\$340,000	\$337,500	- 0.7%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	43	30	- 30.2%
Percent of Original List Price Received*	102.9%	104.8%	+ 1.8%	102.4%	101.8%	- 0.6%
New Listings	14	14	0.0%	108	93	- 13.9%

* 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

