

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	21	+ 61.5%	97	98	+ 1.0%
Closed Sales	20	23	+ 15.0%	91	88	- 3.3%
Median Sales Price*	\$475,000	\$535,000	+ 12.6%	\$475,000	\$535,000	+ 12.6%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	26	41	+ 57.7%
Percent of Original List Price Received*	101.1%	102.8%	+ 1.7%	101.6%	99.4%	- 2.2%
New Listings	19	16	- 15.8%	125	115	- 8.0%

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

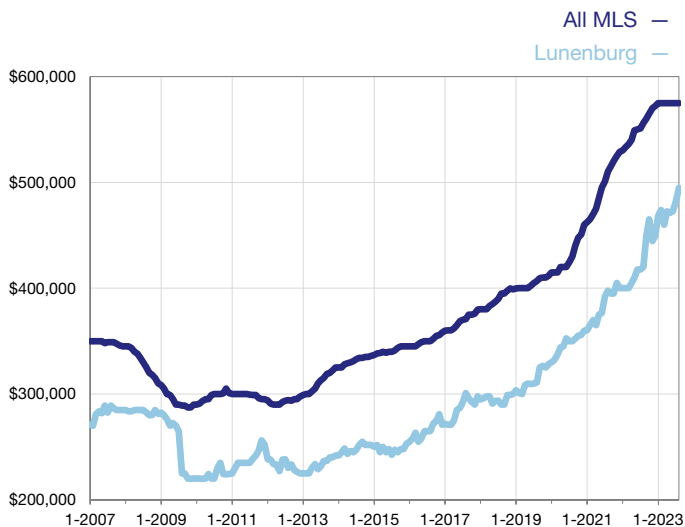
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	7	8	+ 14.3%
Closed Sales	2	1	- 50.0%	6	7	+ 16.7%
Median Sales Price*	\$797,500	\$470,000	- 41.1%	\$554,500	\$427,500	- 22.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	33	25	- 24.2%
Percent of Original List Price Received*	96.9%	104.5%	+ 7.8%	96.2%	102.8%	+ 6.9%
New Listings	0	1	--	7	8	+ 14.3%

* 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

