

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	44	+ 4.8%	295	220	- 25.4%
Closed Sales	44	33	- 25.0%	304	202	- 33.6%
Median Sales Price*	\$516,000	\$575,000	+ 11.4%	\$520,000	\$550,000	+ 5.8%
Inventory of Homes for Sale	63	25	- 60.3%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	23	29	+ 26.1%
Percent of Original List Price Received*	103.2%	104.1%	+ 0.9%	105.3%	102.8%	- 2.4%
New Listings	53	42	- 20.8%	363	250	- 31.1%

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

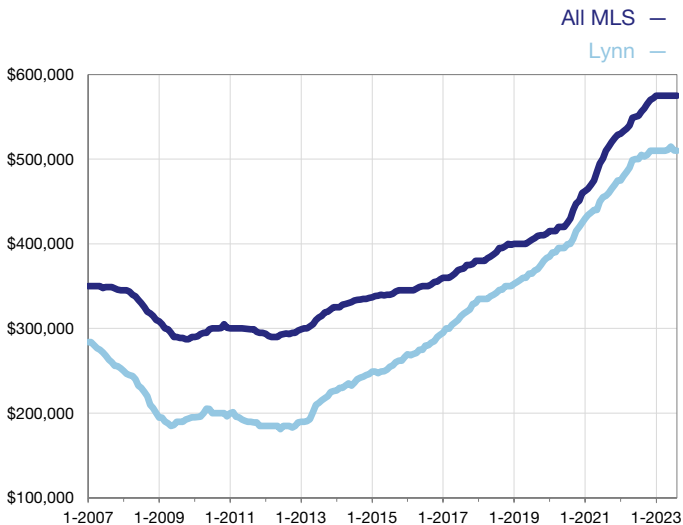
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	129	86	- 33.3%
Closed Sales	16	11	- 31.3%	139	79	- 43.2%
Median Sales Price*	\$350,000	\$312,000	- 10.9%	\$340,000	\$335,000	- 1.5%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	31	35	+ 12.9%	42	30	- 28.6%
Percent of Original List Price Received*	102.2%	100.5%	- 1.7%	102.4%	101.6%	- 0.8%
New Listings	12	12	0.0%	120	105	- 12.5%

* 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

