

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	13	+ 18.2%	77	63	- 18.2%
Closed Sales	12	13	+ 8.3%	74	54	- 27.0%
Median Sales Price*	\$867,000	\$1,310,000	+ 51.1%	\$992,500	\$1,086,000	+ 9.4%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	20	44	+ 120.0%	21	32	+ 52.4%
Percent of Original List Price Received*	103.2%	102.2%	- 1.0%	106.2%	103.4%	- 2.6%
New Listings	13	8	- 38.5%	92	83	- 9.8%

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

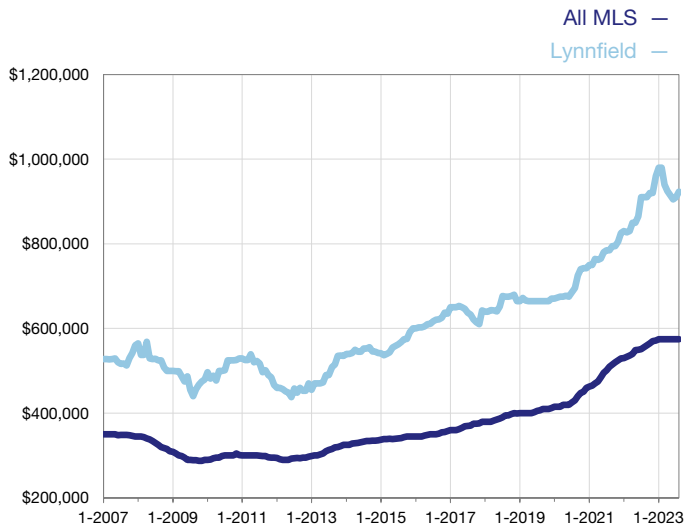
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	10	15	+ 50.0%
Closed Sales	0	2	--	11	13	+ 18.2%
Median Sales Price*	\$0	\$658,000	--	\$640,000	\$630,000	- 1.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	15	19	+ 26.7%
Percent of Original List Price Received*	0.0%	109.7%	--	106.7%	105.5%	- 1.1%
New Listings	0	3	--	11	16	+ 45.5%

* 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

