

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	20	+ 81.8%	108	113	+ 4.6%
Closed Sales	15	15	0.0%	106	103	- 2.8%
Median Sales Price*	\$485,000	\$495,000	+ 2.1%	\$476,500	\$535,000	+ 12.3%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	30	59	+ 96.7%	27	44	+ 63.0%
Percent of Original List Price Received*	98.3%	94.3%	- 4.1%	101.1%	98.7%	- 2.4%
New Listings	13	12	- 7.7%	138	127	- 8.0%

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

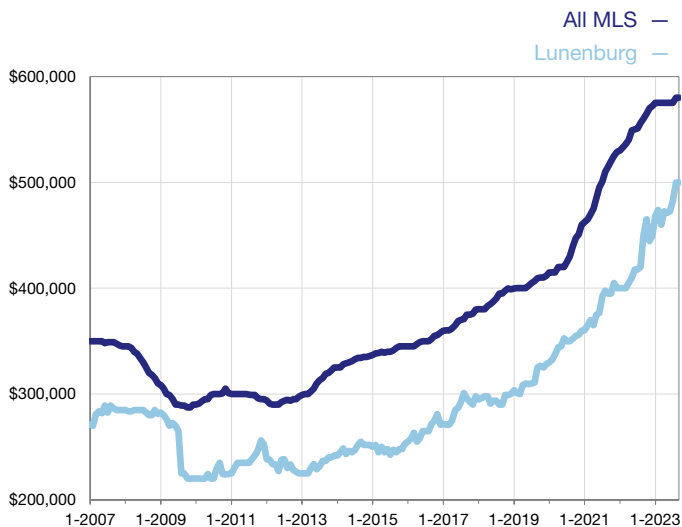
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	8	+ 14.3%
Closed Sales	1	1	0.0%	7	8	+ 14.3%
Median Sales Price*	\$395,000	\$480,000	+ 21.5%	\$499,000	\$436,250	- 12.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	43	6	- 86.0%	35	23	- 34.3%
Percent of Original List Price Received*	98.8%	104.4%	+ 5.7%	96.6%	103.0%	+ 6.6%
New Listings	2	1	- 50.0%	9	9	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

