

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

Single-Family Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 38 | 37 | - 2.6% | 333 | 245 | - 26.4% |
| Closed Sales | 37 | 29 | - 21.6% | 341 | 234 | - 31.4% |
| Median Sales Price* | \$480,000 | \$540,000 | + 12.5% | \$515,000 | \$550,000 | + 6.8% |
| Inventory of Homes for Sale | 70 | 33 | - 52.9% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.1 | - 42.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 22 | - 29.0% | 24 | 28 | + 16.7% |
| Percent of Original List Price Received* | 101.6% | 106.3% | + 4.6% | 104.9% | 103.2% | - 1.6% |
| New Listings | 55 | 36 | - 34.5% | 418 | 287 | - 31.3% |

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

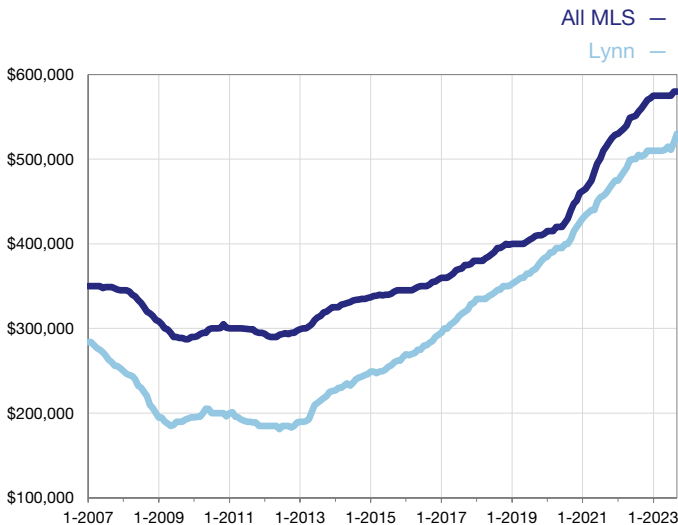
Condominium Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 8 | 21 | + 162.5% | 137 | 105 | - 23.4% |
| Closed Sales | 12 | 6 | - 50.0% | 151 | 85 | - 43.7% |
| Median Sales Price* | \$340,000 | \$369,950 | + 8.8% | \$340,000 | \$340,000 | 0.0% |
| Inventory of Homes for Sale | 19 | 17 | - 10.5% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.5 | + 15.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 22 | - 26.7% | 41 | 30 | - 26.8% |
| Percent of Original List Price Received* | 100.7% | 103.1% | + 2.4% | 102.2% | 101.7% | - 0.5% |
| New Listings | 10 | 26 | + 160.0% | 130 | 131 | + 0.8% |

* 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

