

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	84	71	- 15.5%
Closed Sales	9	9	0.0%	83	63	- 24.1%
Median Sales Price*	\$1,075,000	\$1,325,000	+ 23.3%	\$1,000,000	\$1,125,000	+ 12.5%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	22	37	+ 68.2%	21	33	+ 57.1%
Percent of Original List Price Received*	101.8%	97.9%	- 3.8%	105.7%	102.6%	- 2.9%
New Listings	10	15	+ 50.0%	102	98	- 3.9%

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

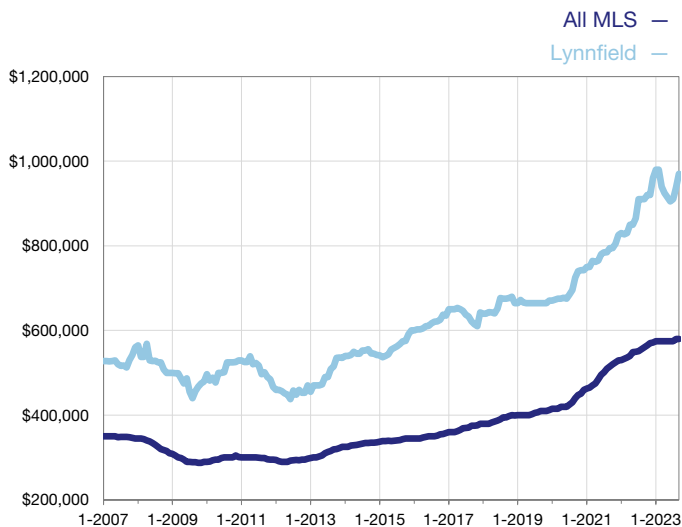
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	11	14	+ 27.3%
Closed Sales	0	3	--	11	16	+ 45.5%
Median Sales Price*	\$0	\$545,000	--	\$640,000	\$612,875	- 4.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	15	20	+ 33.3%
Percent of Original List Price Received*	0.0%	101.5%	--	106.7%	104.8%	- 1.8%
New Listings	3	1	- 66.7%	14	17	+ 21.4%

* 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

