

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	120	119	- 0.8%
Closed Sales	12	16	+ 33.3%	118	119	+ 0.8%
Median Sales Price*	\$462,500	\$485,000	+ 4.9%	\$475,000	\$500,000	+ 5.3%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	39	53	+ 35.9%	28	45	+ 60.7%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	100.9%	98.7%	- 2.2%
New Listings	14	7	- 50.0%	152	134	- 11.8%

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

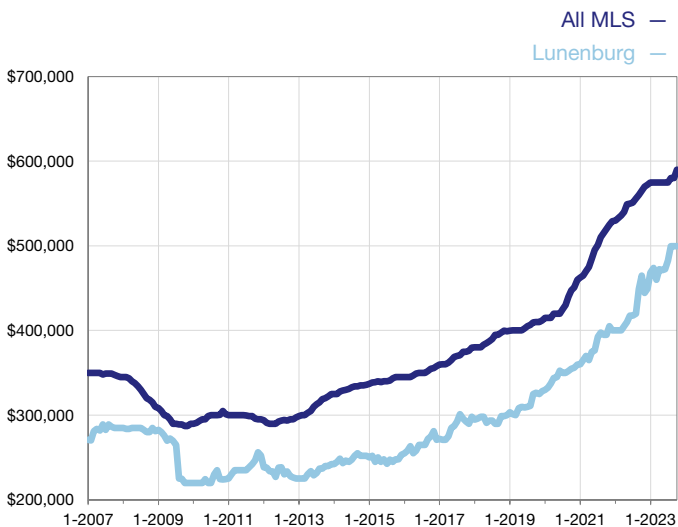
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	8	9	+ 12.5%
Closed Sales	0	0	--	7	8	+ 14.3%
Median Sales Price*	\$0	\$0	--	\$499,000	\$436,250	- 12.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	35	23	- 34.3%
Percent of Original List Price Received*	0.0%	0.0%	--	96.6%	103.0%	+ 6.6%
New Listings	0	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

