

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lynnfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	17	+ 21.4%	98	86	- 12.2%
Closed Sales	6	10	+ 66.7%	89	73	- 18.0%
Median Sales Price*	\$1,080,000	<b>\$957,500</b>	- 11.3%	\$1,000,000	<b>\$1,100,000</b>	+ 10.0%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	41	22	- 46.3%	23	31	+ 34.8%
Percent of Original List Price Received*	95.6%	99.1%	+ 3.7%	105.0%	102.1%	- 2.8%
New Listings	14	9	- 35.7%	116	107	- 7.8%

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

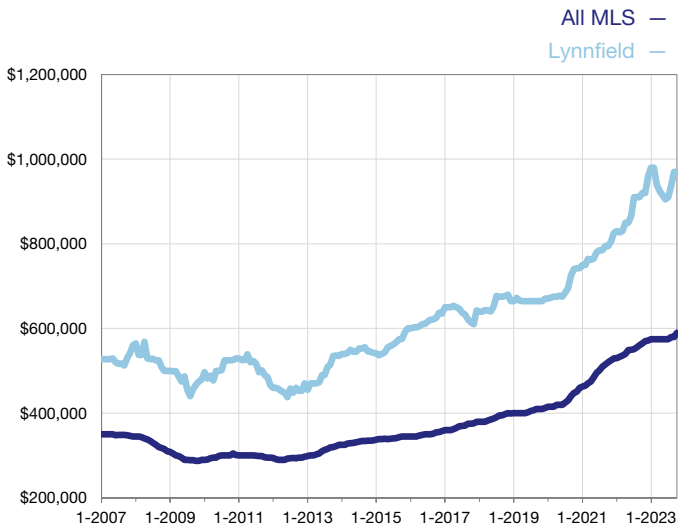
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	11	18	+ 63.6%
Closed Sales	1	0	- 100.0%	12	16	+ 33.3%
Median Sales Price*	\$849,900	<b>\$0</b>	- 100.0%	\$670,500	<b>\$612,875</b>	- 8.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	17	20	+ 17.6%
Percent of Original List Price Received*	97.7%	0.0%	- 100.0%	106.0%	104.8%	- 1.1%
New Listings	1	2	+ 100.0%	15	19	+ 26.7%

\* 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

