

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lunenburg

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	6	- 53.8%	133	124	- 6.8%
Closed Sales	14	8	- 42.9%	132	127	- 3.8%
Median Sales Price*	\$394,000	<b>\$610,450</b>	+ 54.9%	\$462,500	<b>\$505,900</b>	+ 9.4%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	21	48	+ 128.6%	27	45	+ 66.7%
Percent of Original List Price Received*	98.6%	98.6%	0.0%	100.7%	98.7%	- 2.0%
New Listings	12	7	- 41.7%	164	141	- 14.0%

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

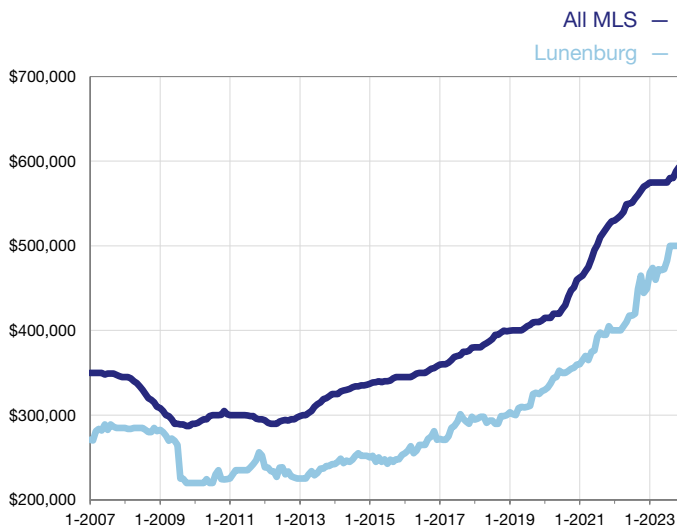
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	9	9	0.0%
Closed Sales	1	1	0.0%	8	9	+ 12.5%
Median Sales Price*	\$385,000	<b>\$450,000</b>	+ 16.9%	\$447,000	<b>\$445,000</b>	- 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	22	19	- 13.6%	33	22	- 33.3%
Percent of Original List Price Received*	101.3%	103.4%	+ 2.1%	97.2%	103.1%	+ 6.1%
New Listings	0	2	--	9	11	+ 22.2%

\* 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

