

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	37	47	+ 27.0%	412	318	- 22.8%
Closed Sales	33	36	+ 9.1%	410	307	- 25.1%
Median Sales Price*	\$499,000	\$537,500	+ 7.7%	\$510,050	\$550,000	+ 7.8%
Inventory of Homes for Sale	45	22	- 51.1%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	25	28	+ 12.0%
Percent of Original List Price Received*	100.8%	101.8%	+ 1.0%	104.3%	103.2%	- 1.1%
New Listings	31	34	+ 9.7%	488	362	- 25.8%

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

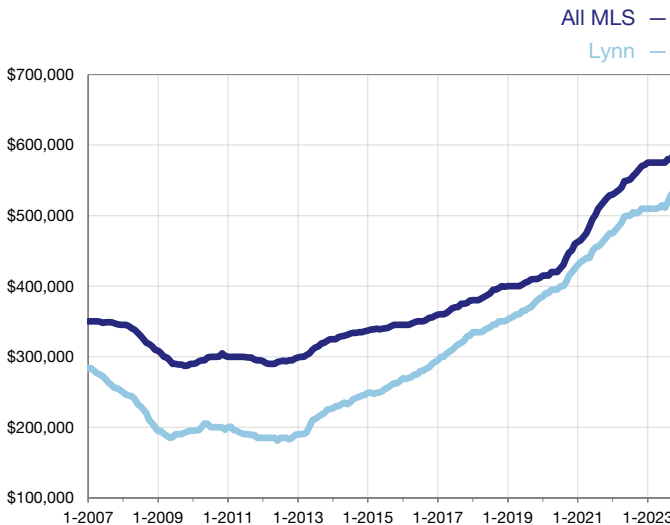
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	156	126	- 19.2%
Closed Sales	10	12	+ 20.0%	169	120	- 29.0%
Median Sales Price*	\$322,500	\$370,000	+ 14.7%	\$340,000	\$337,500	- 0.7%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	61	29	- 52.5%	41	33	- 19.5%
Percent of Original List Price Received*	98.9%	101.2%	+ 2.3%	102.1%	100.9%	- 1.2%
New Listings	11	14	+ 27.3%	151	161	+ 6.6%

* 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

