

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	110	91	- 17.3%
Closed Sales	12	10	- 16.7%	101	83	- 17.8%
Median Sales Price*	\$875,000	\$1,075,000	+ 22.9%	\$980,000	\$1,100,000	+ 12.2%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	18	36	+ 100.0%	22	32	+ 45.5%
Percent of Original List Price Received*	105.3%	95.0%	- 9.8%	105.1%	101.2%	- 3.7%
New Listings	10	8	- 20.0%	126	114	- 9.5%

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

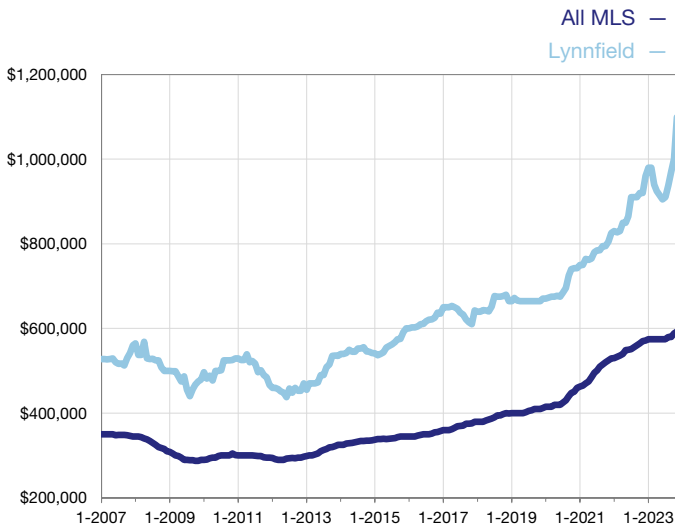
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	15	19	+ 26.7%
Closed Sales	2	2	0.0%	14	18	+ 28.6%
Median Sales Price*	\$615,500	\$525,000	- 14.7%	\$670,500	\$577,500	- 13.9%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	2.8	+ 211.1%	--	--	--
Cumulative Days on Market Until Sale	12	42	+ 250.0%	17	22	+ 29.4%
Percent of Original List Price Received*	100.9%	100.1%	- 0.8%	105.2%	104.3%	- 0.9%
New Listings	2	4	+ 100.0%	17	23	+ 35.3%

* 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

