

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	142	128	- 9.9%
Closed Sales	8	7	- 12.5%	140	134	- 4.3%
Median Sales Price*	\$387,450	\$440,000	+ 13.6%	\$449,500	\$502,950	+ 11.9%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	27	44	+ 63.0%
Percent of Original List Price Received*	93.5%	98.6%	+ 5.5%	100.3%	98.7%	- 1.6%
New Listings	3	4	+ 33.3%	167	145	- 13.2%

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

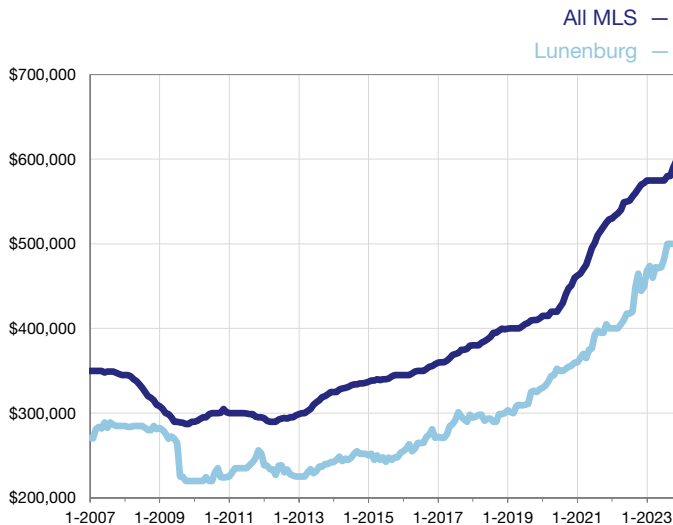
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	9	10	+ 11.1%
Closed Sales	1	0	- 100.0%	9	9	0.0%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$499,000	\$445,000	- 10.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	55	0	- 100.0%	35	22	- 37.1%
Percent of Original List Price Received*	91.7%	0.0%	- 100.0%	96.6%	103.1%	+ 6.7%
New Listings	0	1	--	9	12	+ 33.3%

* 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

