

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	115	94	- 18.3%
Closed Sales	15	11	- 26.7%	116	94	- 19.0%
Median Sales Price*	\$935,000	\$1,360,000	+ 45.5%	\$960,000	\$1,100,000	+ 14.6%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	0.5	1.7	+ 240.0%	--	--	--
Cumulative Days on Market Until Sale	22	55	+ 150.0%	22	35	+ 59.1%
Percent of Original List Price Received*	104.1%	89.7%	- 13.8%	104.9%	99.9%	- 4.8%
New Listings	2	3	+ 50.0%	128	117	- 8.6%

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

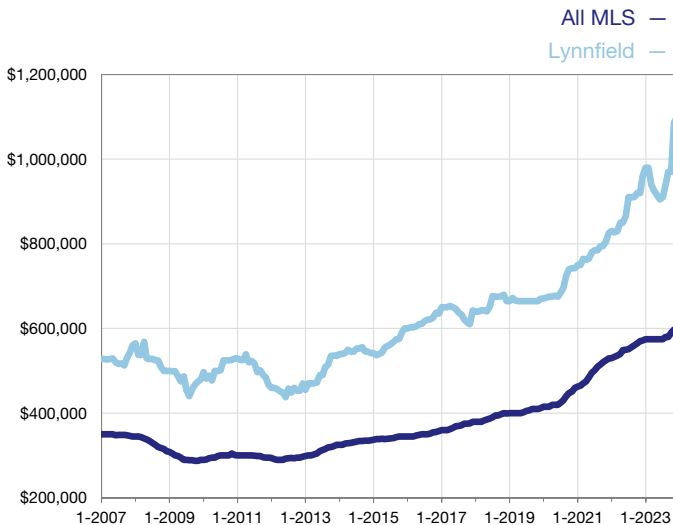
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	16	23	+ 43.8%
Closed Sales	2	4	+ 100.0%	16	22	+ 37.5%
Median Sales Price*	\$434,500	\$697,500	+ 60.5%	\$620,000	\$612,875	- 1.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	25	- 35.9%	19	23	+ 21.1%
Percent of Original List Price Received*	97.6%	102.5%	+ 5.0%	104.3%	103.9%	- 0.4%
New Listings	1	1	0.0%	18	24	+ 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

