

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	4	9	+ 125.0%
Closed Sales	2	5	+ 150.0%	5	9	+ 80.0%
Median Sales Price*	\$1,647,500	\$1,275,000	- 22.6%	\$1,300,000	\$1,428,000	+ 9.8%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	54	79	+ 46.3%	31	64	+ 106.5%
Percent of Original List Price Received*	95.0%	94.5%	- 0.5%	102.4%	97.7%	- 4.6%
New Listings	7	5	- 28.6%	12	8	- 33.3%

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

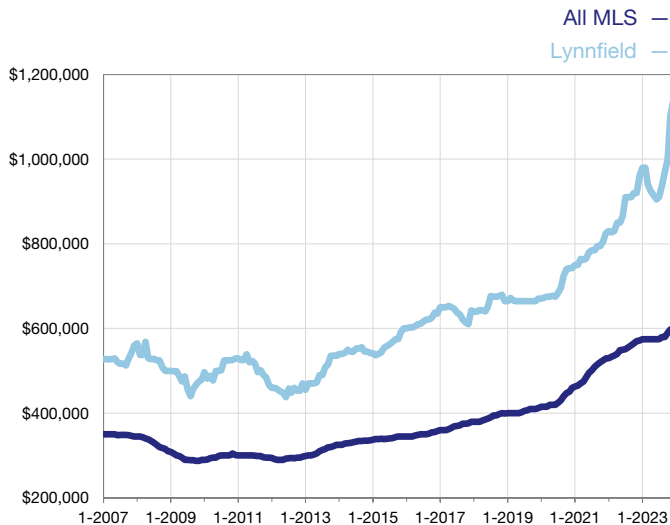
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	1	5	+ 400.0%
Closed Sales	1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$375,000	\$637,500	+ 70.0%	\$462,000	\$620,000	+ 34.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	45	33	- 26.7%
Percent of Original List Price Received*	100.0%	104.8%	+ 4.8%	96.7%	100.5%	+ 3.9%
New Listings	0	0	--	1	2	+ 100.0%

* 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

