

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	10	+ 42.9%	18	29	+ 61.1%
Closed Sales	11	11	0.0%	20	18	- 10.0%
Median Sales Price*	\$415,000	\$416,500	+ 0.4%	\$483,700	\$415,750	- 14.0%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	51	34	- 33.3%	47	31	- 34.0%
Percent of Original List Price Received*	93.9%	100.6%	+ 7.1%	94.1%	101.5%	+ 7.9%
New Listings	12	16	+ 33.3%	25	34	+ 36.0%

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

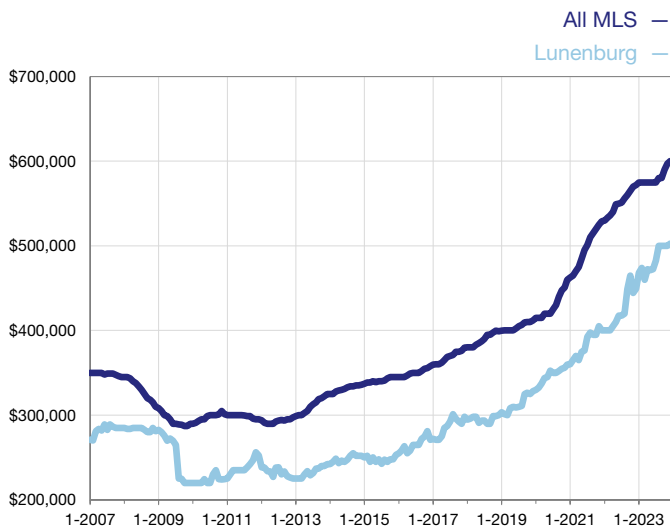
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$690,000	\$508,450	- 26.3%	\$690,000	\$508,450	- 26.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	11	11	0.0%	11	11	0.0%
Percent of Original List Price Received*	100.0%	103.8%	+ 3.8%	100.0%	103.8%	+ 3.8%
New Listings	1	0	- 100.0%	2	2	0.0%

* 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

