

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lunenburg

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	18	+ 50.0%	30	46	+ 53.3%
Closed Sales	7	12	+ 71.4%	27	30	+ 11.1%
Median Sales Price*	\$664,900	<b>\$727,450</b>	+ 9.4%	\$494,900	<b>\$514,500</b>	+ 4.0%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	90	63	- 30.0%	58	44	- 24.1%
Percent of Original List Price Received*	97.7%	98.8%	+ 1.1%	95.0%	100.4%	+ 5.7%
New Listings	22	14	- 36.4%	47	47	0.0%

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

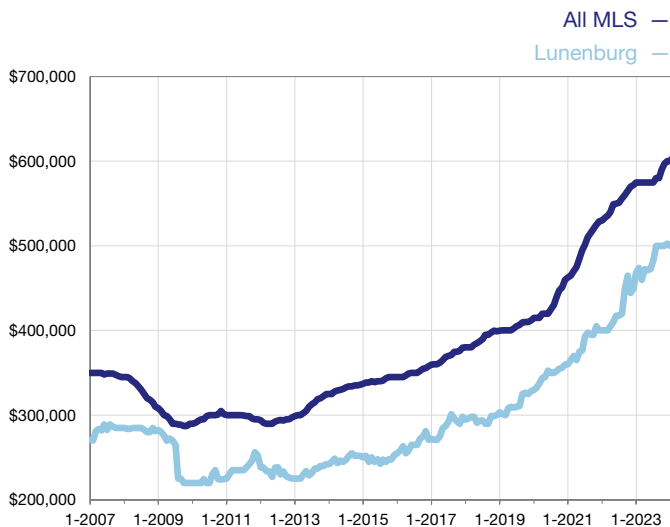
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	1	4	+ 300.0%
Closed Sales	0	2	--	1	4	+ 300.0%
Median Sales Price*	\$0	<b>\$647,900</b>	--	\$690,000	<b>\$520,450</b>	- 24.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	11	33	+ 200.0%
Percent of Original List Price Received*	0.0%	97.9%	--	100.0%	100.9%	+ 0.9%
New Listings	1	1	0.0%	3	3	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

