

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	13	- 18.8%	93	91	- 2.2%
Closed Sales	23	9	- 60.9%	88	80	- 9.1%
Median Sales Price*	\$535,000	\$520,000	- 2.8%	\$535,000	\$560,000	+ 4.7%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	41	41	0.0%
Percent of Original List Price Received*	102.8%	97.9%	- 4.8%	99.4%	100.9%	+ 1.5%
New Listings	16	19	+ 18.8%	115	105	- 8.7%

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

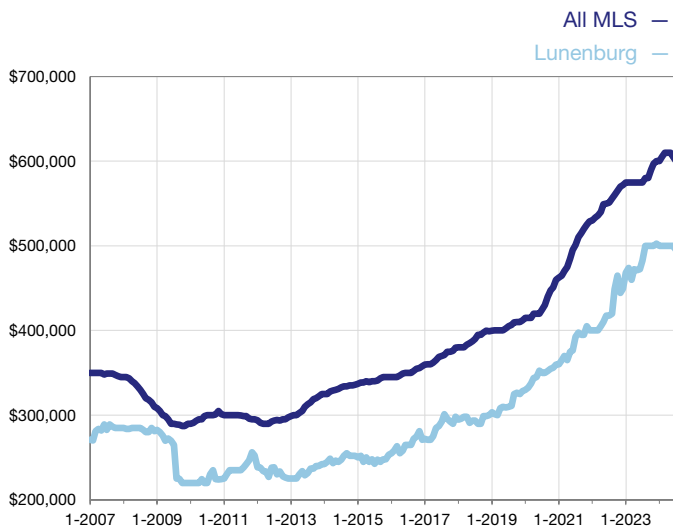
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	8	6	- 25.0%
Closed Sales	1	1	0.0%	7	6	- 14.3%
Median Sales Price*	\$470,000	\$750,000	+ 59.6%	\$427,500	\$520,450	+ 21.7%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	5.3	--	--	--	--
Cumulative Days on Market Until Sale	17	17	0.0%	25	28	+ 12.0%
Percent of Original List Price Received*	104.5%	100.0%	- 4.3%	102.8%	101.5%	- 1.3%
New Listings	1	2	+ 100.0%	8	11	+ 37.5%

* 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

