

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

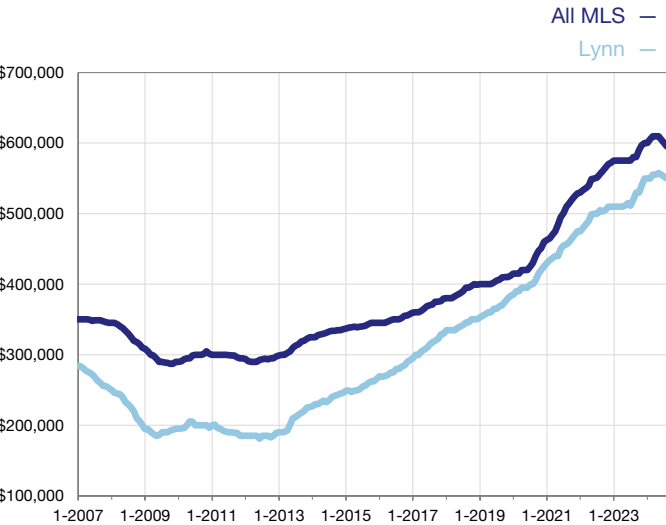
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	32	32	0.0%	206	246	+ 19.4%
Closed Sales	36	37	+ 2.8%	205	226	+ 10.2%
Median Sales Price*	\$575,000	\$570,000	- 0.9%	\$550,000	\$575,000	+ 4.5%
Inventory of Homes for Sale	49	18	- 63.3%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	29	24	- 17.2%
Percent of Original List Price Received*	103.7%	103.4%	- 0.3%	102.7%	103.7%	+ 1.0%
New Listings	42	18	- 57.1%	251	270	+ 7.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	81	109	+ 34.6%
Closed Sales	11	14	+ 27.3%	79	111	+ 40.5%
Median Sales Price*	\$312,000	\$391,617	+ 25.5%	\$335,000	\$360,000	+ 7.5%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	30	27	- 10.0%
Percent of Original List Price Received*	100.5%	97.5%	- 3.0%	101.7%	100.0%	- 1.7%
New Listings	11	20	+ 81.8%	104	132	+ 26.9%

* 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

