

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

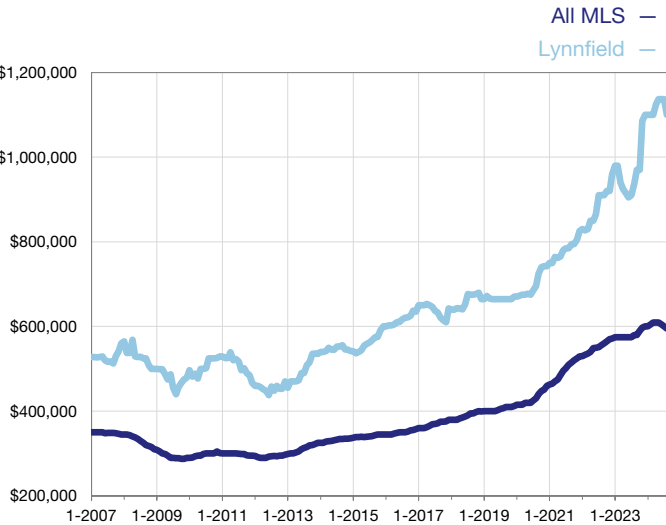
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	61	75	+ 23.0%
Closed Sales	13	12	- 7.7%	54	64	+ 18.5%
Median Sales Price*	\$1,310,000	\$937,500	- 28.4%	\$1,086,000	\$1,142,500	+ 5.2%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	44	83	+ 88.6%	32	46	+ 43.8%
Percent of Original List Price Received*	102.2%	99.8%	- 2.3%	103.4%	100.6%	- 2.7%
New Listings	8	11	+ 37.5%	83	84	+ 1.2%

* 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	2	1	- 50.0%	13	13	0.0%
Closed Sales	2	0	- 100.0%	13	13	0.0%
Median Sales Price*	\$658,000	\$0	- 100.0%	\$630,000	\$625,000	- 0.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	19	53	+ 178.9%
Percent of Original List Price Received*	109.7%	0.0%	- 100.0%	105.5%	100.9%	- 4.4%
New Listings	3	2	- 33.3%	16	10	- 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

