

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	10	- 47.4%	112	99	- 11.6%
Closed Sales	15	12	- 20.0%	103	93	- 9.7%
Median Sales Price*	\$495,000	\$682,450	+ 37.9%	\$535,000	\$580,000	+ 8.4%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	59	32	- 45.8%	44	40	- 9.1%
Percent of Original List Price Received*	94.3%	98.7%	+ 4.7%	98.7%	100.5%	+ 1.8%
New Listings	12	9	- 25.0%	127	114	- 10.2%

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

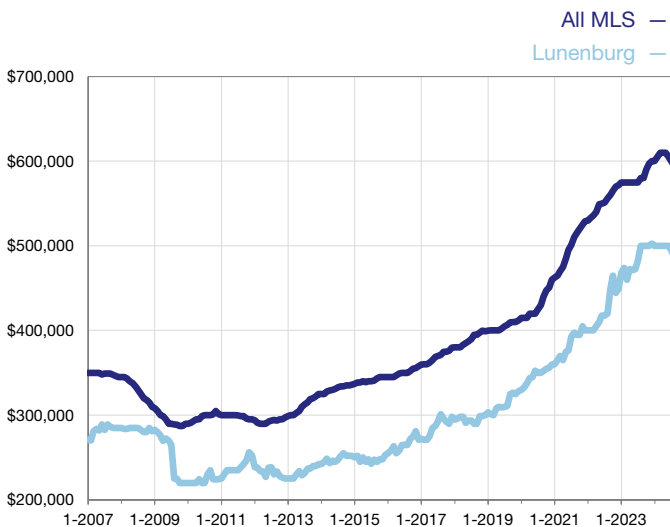
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	8	7	- 12.5%
Closed Sales	1	0	- 100.0%	8	6	- 25.0%
Median Sales Price*	\$480,000	\$0	- 100.0%	\$436,250	\$520,450	+ 19.3%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	4.4	+ 528.6%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	23	28	+ 21.7%
Percent of Original List Price Received*	104.4%	0.0%	- 100.0%	103.0%	101.5%	- 1.5%
New Listings	1	0	- 100.0%	9	11	+ 22.2%

* 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

