

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	8	+ 33.3%	118	106	- 10.2%
Closed Sales	16	12	- 25.0%	119	105	- 11.8%
Median Sales Price*	\$485,000	\$462,500	- 4.6%	\$500,000	\$552,000	+ 10.4%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	53	35	- 34.0%	45	40	- 11.1%
Percent of Original List Price Received*	98.9%	98.3%	- 0.6%	98.7%	100.2%	+ 1.5%
New Listings	7	11	+ 57.1%	134	125	- 6.7%

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

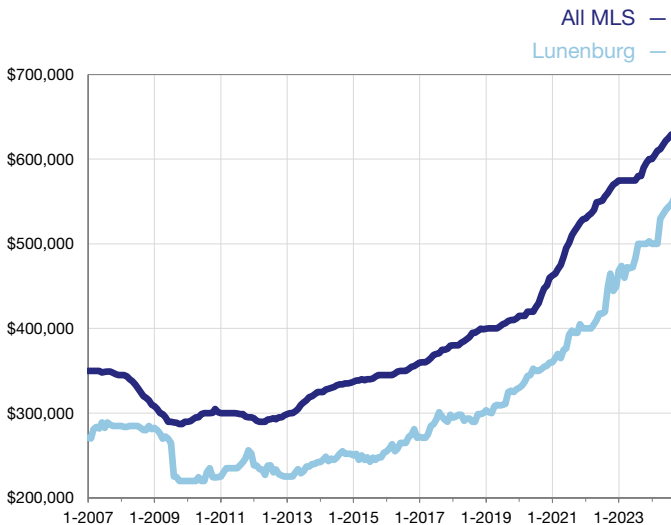
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	9	8	- 11.1%
Closed Sales	0	2	--	8	8	0.0%
Median Sales Price*	\$0	\$582,700	--	\$436,250	\$524,950	+ 20.3%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	4.7	--	--	--	--
Cumulative Days on Market Until Sale	0	68	--	23	38	+ 65.2%
Percent of Original List Price Received*	0.0%	95.8%	--	103.0%	100.0%	- 2.9%
New Listings	0	3	--	9	14	+ 55.6%

* 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

