

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	13	+ 160.0%	123	118	- 4.1%
Closed Sales	8	6	- 25.0%	127	111	- 12.6%
Median Sales Price*	\$610,450	\$485,000	- 20.6%	\$505,900	\$550,000	+ 8.7%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	48	35	- 27.1%	45	39	- 13.3%
Percent of Original List Price Received*	98.6%	97.4%	- 1.2%	98.7%	100.1%	+ 1.4%
New Listings	7	14	+ 100.0%	141	139	- 1.4%

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

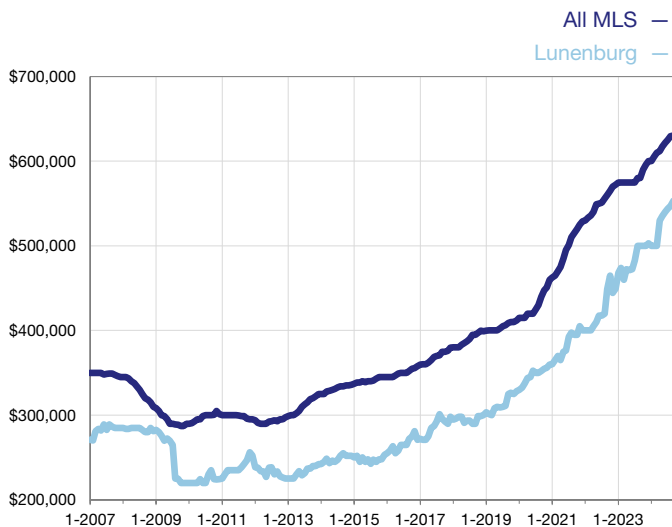
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	9	9	0.0%
Closed Sales	1	1	0.0%	9	9	0.0%
Median Sales Price*	\$450,000	\$545,000	+ 21.1%	\$445,000	\$525,000	+ 18.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	22	36	+ 63.6%
Percent of Original List Price Received*	103.4%	105.8%	+ 2.3%	103.1%	100.7%	- 2.3%
New Listings	2	1	- 50.0%	11	15	+ 36.4%

* 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

