

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lunenburg

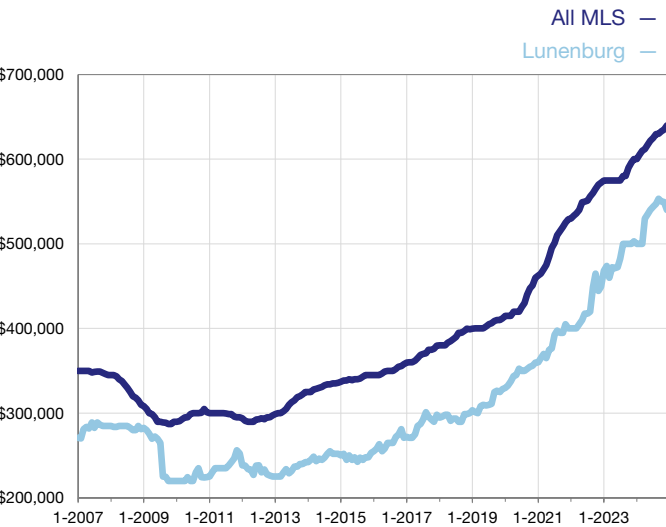
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	127	125	- 1.6%
Closed Sales	7	10	+ 42.9%	134	121	- 9.7%
Median Sales Price*	\$440,000	\$415,950	- 5.5%	\$502,950	\$540,000	+ 7.4%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	23	48	+ 108.7%	44	40	- 9.1%
Percent of Original List Price Received*	98.6%	98.6%	0.0%	98.7%	99.9%	+ 1.2%
New Listings	4	6	+ 50.0%	145	145	0.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	10	11	+ 10.0%
Closed Sales	0	0	--	9	9	0.0%
Median Sales Price*	\$0	\$0	--	\$445,000	\$525,000	+ 18.0%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	3.6	+ 414.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	22	36	+ 63.6%
Percent of Original List Price Received*	0.0%	0.0%	--	103.1%	100.7%	- 2.3%
New Listings	1	5	+ 400.0%	12	21	+ 75.0%

\* 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

