

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynn

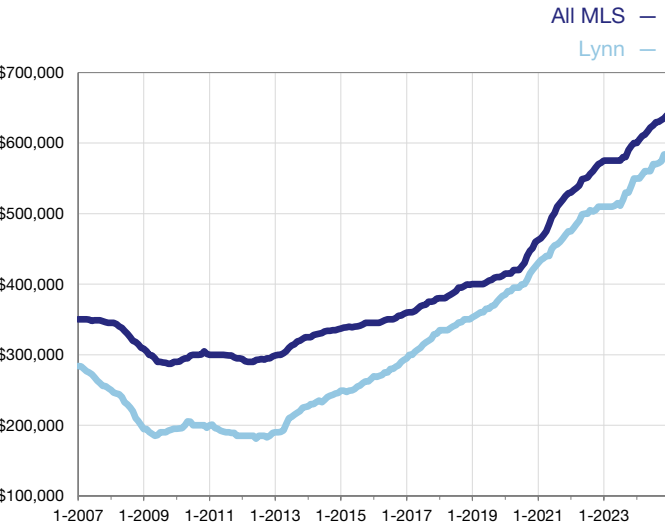
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	25	+ 47.1%	328	352	+ 7.3%
Closed Sales	34	30	- 11.8%	341	342	+ 0.3%
Median Sales Price*	\$572,500	\$585,000	+ 2.2%	\$550,000	\$584,500	+ 6.3%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	28	24	- 14.3%
Percent of Original List Price Received*	101.0%	103.0%	+ 2.0%	103.0%	103.6%	+ 0.6%
New Listings	11	16	+ 45.5%	371	388	+ 4.6%

* 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	11	14	+ 27.3%	133	175	+ 31.6%
Closed Sales	8	15	+ 87.5%	127	167	+ 31.5%
Median Sales Price*	\$286,250	\$380,000	+ 32.8%	\$335,000	\$365,000	+ 9.0%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	21	41	+ 95.2%	32	29	- 9.4%
Percent of Original List Price Received*	98.9%	96.5%	- 2.4%	100.9%	99.6%	- 1.3%
New Listings	8	8	0.0%	168	201	+ 19.6%

* 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

