

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lunenburg

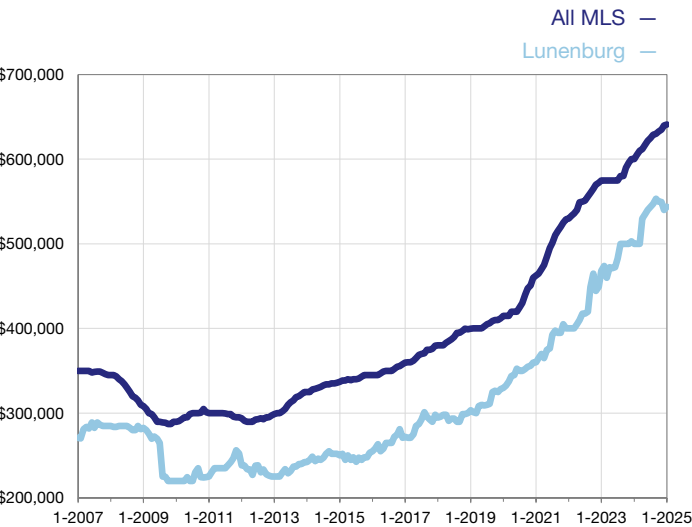
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	5	10	+ 100.0%
Closed Sales	2	7	+ 250.0%	2	7	+ 250.0%
Median Sales Price*	\$381,950	\$525,000	+ 37.5%	\$381,950	\$525,000	+ 37.5%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	35	45	+ 28.6%	35	45	+ 28.6%
Percent of Original List Price Received*	99.5%	96.3%	- 3.2%	99.5%	96.3%	- 3.2%
New Listings	8	10	+ 25.0%	8	10	+ 25.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$526,000	--	\$0	\$526,000	--
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.7	2.4	+ 242.9%	--	--	--
Cumulative Days on Market Until Sale	0	28	--	0	28	--
Percent of Original List Price Received*	0.0%	100.2%	--	0.0%	100.2%	--
New Listings	1	0	- 100.0%	1	0	- 100.0%

\* 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

